

ST. JOHN'S

Regular Meeting - City Council Agenda

August 5, 2019

4:30 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
3. APPROVAL OF THE AGENDA
 - 3.1 Agenda of August 5, 2019
4. ADOPTION OF THE MINUTES
 - 4.1 Minutes of July 22, 2019 1
5. BUSINESS ARISING FROM THE MINUTES
 - 5.1 Decision Note dated July 31, 2019 re: St. John's Municipal Plan Amendment Number 152, 2019 and St. John's Development Regulations Amendment Number 698, 2019 16

Rezoning from the Commercial Central Mixed Use (CCM) Zone to the Commercial Central Office (CCO) Zone for a hotel and concert hall
MPA1900001 - 9 Buchanan Street, 426 and 430 Water Street -
Applicant: Fougere Menchenton Architecture
6. NOTICES PUBLISHED 35
 - 6.1 Notices Published - 44 Pleasant Street 37

A change of Non-Conforming Use Application has been submitted requesting permission to change the occupancy from a Retail Use to a Gallery (Retail Use) and Art Classes (School Use).
 - 6.2 Notices Published - 130 Gower Street 40

A Discretionary Use application has been submitted requesting permission to operate a Home Occupation for Printing Services.

6.3	Notices Published - 604 Water Street	41
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A Discretionary Use application has been submitted to the City for Residential Occupancy.

6.4	Notices Published - 43 Golf Avenue	42
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A Discretionary Use application has been submitted to the City for a Home Occupation.

6.5	Notices Published - 3 Blackmarsh Road	
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A change of Non-Conforming Use application has been submitted requesting a Change in Occupancy.

7. PUBLIC HEARINGS/MEETINGS

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Decision note modified slightly by the Panel.

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Recommendation changed based on discussion at Committee of the Whole.

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14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

- 14.1 Notice of Motion re: Public Meetings for Heritage Buildings 126

15. OTHER BUSINESS

- 15.1 E-Poll Ratifications for the Period July 23 - August 5, 2019

1. E-Poll re: Decision Note dated June 25, 2019 re: 336 Water Street (corner of Adelaide Street), Mary Brown's Restaurant - Mural 127

Approval of Mural on side of building facing Adelaide St.

2. E-Poll re: Decision Note dated July 23, 2019 re: 336 Water Street (corner of Adelaide Street) Mary Brown's Restaurant, Mural REN 1900205 136

Rejection of Mural on front facade of building facing Water St.

3. E-Poll re: Decision Note dated July 30, 2019 re: Mobile Sign Placement at Entrance to Bowring Park 141

Approval of a Mobile Sign to be placed on City property near the entrance to Bowring Park.

4. E-Poll re: Bid Approval Note - Bid # 2019167 - 2019 Watermain and Sewer Improvements 143

Watermain improvements to improve water quality, repairs to deteriorated sections of sanitary sewers and upgrades to sanitary sewer pump stations which have reached the end of their service life.

- 15.2 Decision Note dated July 23, 2019 re: Federation of Canadian Municipalities (FCM) - Council Representative/Travel 145

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- 15.4 Decision Note dated August 1, 2019 re: Travel – Stewardship Association of Municipalities (SAM) Councillor Ian Froude 149

- 15.5 Decision Note dated July 31, 2019 re: Designated Heritage Building Exterior Renovations - 51 Monkstown Road 151

16. ADJOURNMENT

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

July 22, 2019, 4:30 p.m.

Present:	Deputy Mayor Sheilagh O'Leary Councillor Maggie Burton Councillor Dave Lane Councillor Sandy Hickman Councillor Debbie Hanlon Councillor Hope Jamieson Councillor Ian Froude Councillor Wally Collins
Regrets:	Mayor Danny Breen Councillor Deanne Stapleton Councillor Jamie Korab
Staff:	Kevin Breen, City Manager Tanya Haywood, Deputy City Manager of Community Services Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services Cheryl Mullett, City Solicitor Elaine Henley, City Clerk Ken O'Brien, Chief Municipal Planner Karen Chafe, Supervisor - Office of the City Clerk
Others:	David Crowe, Acting Deputy City Manager of Public Works

Land Acknowledgement

The following statement was read into the record:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. CALL TO ORDER**2. PROCLAMATIONS/PRESENTATIONS****2.1 Acknowledgement of the attendance of Go Getters NL.**

Federal Pilot Program for youth ages 19-30

3. APPROVAL OF THE AGENDA**3.1 Agenda of July 22, 2019**

SJMC-2019-07-22/228

Moved By Councillor Collins

Seconded By Councillor Jamieson

That the agenda be adopted with the addition of the following:

- Decision Note dated July 22, 2019 re: Bike St. John's Advisory Committee - Vacancy Appointment
- Departmental Approval Request - Bid # 2019124 - Consulting Services

MOTION CARRIED

4. ADOPTION OF THE MINUTES**4.1 Minutes of July 8, 2019**

SJMC-2019-07-22/229

Moved By Councillor Froude

Seconded By Councillor Hickman

That the minutes of the meeting held July 8, 2019 be approved as presented.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES**5.1 BHEP Report - June 12, 2019 - Decision Note dated June 18, 2019 re: Application to Develop a Multi-Purpose Annex, St. John's Designated Heritage Building, Anglican Cathedral of St. John the Baptist, 16 Church Hill, DEV 1900091**

Councillor Burton spoke briefly to this matter and encouraged the public to attend the public information session to be held on July 25, 2019. The matter was deferred pending feedback from that session.

6. NOTICES PUBLISHED

6.1 Application - 63 Frecker Drive

A Discretionary Use application has been submitted requesting permission to operate a Home Occupation for Life Coaching Services at 63 Frecker Drive.

The business is comprised of health coaching, foot detoxes, gym sessions, and other related services. The floor area for the proposed business is approximately 13.4m². Hours of operation will be 7 days a week, 8 a.m. - 8 p.m. Each session will have 1-2 clients per session, with only 2-4 sessions per days with a minimum of 1 hour between sessions. On-site parking not provided.

SJMC-2019-07-22/230

Moved By Councillor Burton

Seconded By Councillor Lane

That the application be approved subject to all applicable City requirements.

MOTION CARRIED

7. PUBLIC HEARINGS/MEETINGS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report from July 10, 2019

1. Decision Note dated July 2, 2019 re: Shad Memorial 2019 - Sponsorship - Luncheon

SJMC-2019-07-22/231

Moved By Councillor Lane

Seconded By Councillor Froude

That Council approve hosting a luncheon for the staff and students of Shad Memorial 2019.

MOTION CARRIED

2. Decision Note dated July 4, 2019 re: Special Events Advisory Committee Request

Councillor Hanlon advised that the Special Events Advisory Committee received a request from ibuylocal which is developing a festival experience to showcase business, culture and the arts in the downtown. They have requested the closure of Water Street (Ayres Cove to Cliff's Baird's Cove) for Saturday, July 27th and Cliff's Baird's Cove only for Sunday, July 28th.

The Committee of the Whole recommended that the event be held on Sunday, July 28 (or any Sunday) and that there be no road closure of Cliff's Baird's Cove. This decision is based on the feedback received from Downtown St. John's. Subsequent to this recommendation, ibuylocal have advised that they will defer their request for a street closure until the Fall. In the interim, they have partnered with local downtown businesses to provide a similar event on July 27th which does not require any street closures. Various events will be held in-store and will be promoted through social media. Downtown St. John's is also supportive of this venture.

SJMC-2019-07-22/232

Moved By Councillor Hanlon

Seconded By Councillor Jamieson

That Council reject the Committee's recommendation to hold the event on Saturday, July 27 (requiring road closure) as per the feedback given by Downtown St. John's. Further, that Council give consideration to permitting future Sunday street closures for this event in the Fall, subject to SEAC approval. Council agrees with the recommendation to not allow closure of Clifts Bairds Cove on Sunday, July 28th due to cruise ship visits.

MOTION CARRIED

3. Decision Note dated June 28, 2019 re: Small Home Rebuilding/Extension in a City Watershed Policy

SJMC-2019-07-22/233

Moved By Councillor Hickman

Seconded By Councillor Collins

That Council approve the Small Home Rebuilding/Extension in a City Watershed Policy and the rescission of the current Development in the City's Watershed Policy.

MOTION CARRIED

1. Review of Development Restrictions Outside Watershed Areas

Councillor Collins would like staff to also look at other areas outside the watershed area where small homes exist on large lots but which are restricted from expansion by the Development Regulations.

4. Decision Note dated July 5, 2019 re: Panel to Review Election Processes including Finance By-Law

SJMC-2019-07-22/234

Moved By Councillor Froude

Seconded By Councillor Burton

That rather than implementing a public engagement plan, Council appoint a four-person panel to consider the CASE submission and present their commentary to Council on the key questions outlined in the above cited Decision Note as well as the additional matter outlined below (later referenced in an additional Decision Note in today's agenda) and to determine next steps:

- Enfranchisement:
 - Resolve to allow permanent residents to vote if and when the province has made the necessary legislative changes.
 - Lobby the Provincial Government to amend the necessary legislation to grant permanent residents the right to vote in municipal elections.

Further that the Panel consider the following item raised by Councillor Hickman:

Investigate the use of election signage noting that other Canadian jurisdictions have banned the use of such in public places.

The following four individuals are proposed to comprise the Panel and they provide a comprehensive cross section of expertise in the academic, administrative and political areas:

- Ross Reid: former Canadian politician who most recently served as the Chief of Staff to Newfoundland and Labrador Premiers Kathy Dunderdale and Tom Marshall. Reid is a former Progressive Conservative member of Parliament who served as the Minister of Fisheries and Oceans and Minister for the Atlantic Canada Opportunities Agency under Prime Minister Kim Campbell;
- Dr. Amanda Bittner: studies elections and voting in Canada. She has published research on voter turnout, immigration, as well as the impact of social cleavages and political sophistication on political attitudes. She is currently working on projects in a number of areas, including voters' attitudes about immigration; the influence of gender on public opinion and voting; and Canadian parties and elections.
- Marie Ryan: Partner at Goss Gilroy Inc. Management Consultants and tireless advocate for social justice in the community, former councillor and deputy mayor. She is an advocate for inclusive citizenship and development of the housing and homelessness support services sector. She is the recipient of the Queen's Diamond Jubilee Medal and the Order of Newfoundland and Labrador.
- Dr. Steven Tomblin: is a full professor in the Department of Political Science and Medicine (Community Health) at Memorial University of Newfoundland. In addition to administrative service in the political science department, Tomblin has served as the Principal Investigator for the Atlantic Regional Training Centre.

It was noted that the intent is to have the recommendations presented to Council by September 22nd.

MOTION CARRIED

5. **BHEP Report - July 4, 2019 - E-Poll - Decision Note dated June 25, 2019 re 336 Water Street (corner of Adelaide Street), Mary Brown's Restaurant, Mural**

SJMC-2019-07-22/235**Moved By** Councillor Burton**Seconded By** Councillor Lane

That Council refer this matter back to the Built Heritage Experts Panel given the proposed change by the applicant.

MOTION CARRIED

6. **BHEP Report - July 4, 2019 - E-Poll - Decision Note dated June 28, 2019 re 10 Merrymeeting Road, Exterior Façade Renovations**

SJMC-2019-07-22/236**Moved By** Councillor Burton**Seconded By** Councillor Lane

That Council approve the exterior façade renovations at 10 Merrymeeting Road, as proposed. Further that any renovations to the dwelling meet the heritage standards set out in the St. John's Development Regulations.

MOTION CARRIED

8.2 **Development Committee Report - July 16, 2019**

1. **44 Signal Hill Road**

SJMC-2019-07-22/237**Moved By** Councillor Burton**Seconded By** Councillor Jamieson

That Council approve the redevelopment of the property in the Battery, as well as the request for parking relief.

MOTION CARRIED

2. **16 Halifax Street**

SJMC-2019-07-22/238**Moved By** Councillor Burton**Seconded By** Councillor Hickman

That Council approve the 4.5 metre Building Line setback for 16 Halifax Street.

MOTION CARRIED

3. 18 International Place

SJMC-2019-07-22/239

Moved By Councillor Burton

Seconded By Councillor Hanlon

That Council refer back to staff the type of fencing they would recommend to be used as a privacy option.

MOTION CARRIED

4. 901-909 Thorburn Road

SJMC-2019-07-22/240

Moved By Deputy Mayor O'Leary

Seconded By Councillor Froude

That Council reject the proposed above-ground diesel tank due to the risk of water quality and public health and safety concerns.

MOTION CARRIED

1. Maintenance of Existing Facilities

Councillor Froude questioned what measures were in place to ensure that existing facilities are properly maintained so as not to cause pollution in the watershed. The matter was referred to the Deputy City Manager of Planning, Engineering & Regulatory Services for response.

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

10.1 Development Permits List for the Period - July 4-17, 2019

Council considered as information the above cited Development Permits list.

11. BUILDING PERMITS LIST

11.1 Building Permits List for the Period July 4-17, 2019**SJMC-2019-07-22/241****Moved By** Councillor Hanlon**Seconded By** Councillor Jamieson

That Council approve the building permits list for the period July 4 - 17, 2019.

MOTION CARRIED**12. REQUISITIONS, PAYROLLS AND ACCOUNTS****12.1 Weekly Payment Vouchers for the Week Ending July 10, 2019****SJMC-2019-07-22/242****Moved By** Councillor Hanlon**Seconded By** Councillor Jamieson

That Council adopt the weekly payment vouchers for the week ending July 10, 2019 in the amount of \$6,532,435.49.

MOTION CARRIED**12.2 Weekly Payment Vouchers for the Week Ending July 17, 2019****SJMC-2019-07-22/243****Moved By** Councillor Hanlon**Seconded By** Councillor Jamieson

That Council approve the weekly payment vouchers for the week ending July 17, 2019 in the amount of \$2,948,045.84.

MOTION CARRIED**13. TENDERS/RFPS****13.1 Bid Approval Note - Bid # 2019153 - Two Current Production Sidewalk Plows with Blower and Blade****SJMC-2019-07-22/244****Moved By** Councillor Froude**Seconded By** Councillor Collins

That Council award this open call to the lowest bidder meeting specification, Holder Tractors Inc. (Bid 1), as per the Public Procurement Act, for the amount of \$337,977.16, including HST. The City reserves the right to order an additional 1 unit within six months of award for the amount of \$168,988.58 including HST.

MOTION CARRIED

13.2 Bid Approval Note 2019158 - Victoria Park Revitalization - Phase 2

SJMC-2019-07-22/245

Moved By Councillor Jamieson

Seconded By Councillor Burton

That Council award this tender to the lowest bidder that meets specifications, Redwood Construction Ltd. as per the Public Procurement Act for \$1,067,918.75 HST included.

MOTION CARRIED

13.3 Bid Approval Note 2019170 - 2019 CIPP Watermain Lining

SJMC-2019-07-22/246

Moved By Councillor Froude

Seconded By Councillor Jamieson

That Council award this tender to the lowest (sole) bidder, Fer-Pal Construction Ltd., meeting specifications as per the Public Procurement Act for \$1,494,784.38 HST included.

MOTION CARRIED

13.4 Departmental Approval Request Bid # 2019124 - Consulting Services

SJMC-2019-07-22/247

Moved By Councillor Froude

Seconded By Councillor Hickman

That this RFP be awarded to Fathom Studio Inc. in the amount of \$79,662.80 based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

MOTION CARRIED

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**15. OTHER BUSINESS****15.1 E-Poll re: Decision Note dated July 11, 2019 - Accessory Building, 38 Discovery Crescent, Town of Paradise, PER File No. INT1900065****SJMC-2019-07-22/248****Moved By** Councillor Burton**Seconded By** Councillor Collins

That Council confirm its approval obtained via e-poll conducted on July 11 and 12, 2019 with respect to the recommendation of the Development Committee to approve the subject application for the Accessory Building in the Watershed Zone. The approval shall state that the Accessory Building cannot be increased in size and, if replaced, must meet City standards at the time of replacement.

MOTION CARRIED**15.2 Decision Note dated July 9, 2019 re: Municipal Authority Agreement with the St. John's International Airport Authority****SJMC-2019-07-22/249****Moved By** Councillor Lane**Seconded By** Councillor Froude

That the attached Municipal Authority Agreement between the City and the St. John's International Airport Authority be approved as presented.

MOTION CARRIED**15.3 E-Poll re: Decision Note dated July 16, 2019 - Mobile Vendor Approval (St. David's Church - Association of New Canadians)****SJMC-2019-07-22/250****Moved By** Councillor Hickman**Seconded By** Councillor Hanlon

That Council ratify an e-poll conducted on July 3, 2019 for the Association of New Canadians (ANC) to operate a mobile food truck in the parking lot of St. David's Church on Elizabeth Avenue from July to the end of September 2019. It will operate Wednesday to Friday at lunch hours and all days Saturdays.

For (7): Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, and Councillor Collins

Abstain (1): Councillor Froude

MOTION CARRIED (7 to 0)

15.4 E-Poll re: Decision Note dated July 16, 2019 - Mobile Vendor Approval (8 Military Road - St. Thomas Church)

SJMC-2019-07-22/251

Moved By Councillor Hanlon

Seconded By Councillor Collins

That Council ratify an e-poll conducted on July 3, 2019 for mobile vendors to operate at 8 Military Road from July 4 to August 29, 2019. The "Night Market" will operate each Thursday and will be open to the public from 6 to 10 p.m.

MOTION CARRIED

15.5 Decision Note dated July 17, 2019 re: Addition - Panel to Review Election Processes including Finance By-Law

SJMC-2019-07-22/252

Moved By Councillor Burton

Seconded By Councillor Lane

That Council approve the additional item below from the Report of the Citizens' Assembly for Stronger Elections (CASE) be added to the list of items to be reviewed by the external panel:

- Enfranchisement
 - Resolve to allow permanent residents to vote if and when the province has made the necessary legislative changes.
 - Lobby the Provincial Government to amend the necessary legislation to grant permanent residents the right to vote in municipal elections.

MOTION CARRIED

15.6 E-Poll re: Decision Note dated July 17, 2019 - Vote on Information Session - Application to Develop a Multi-Purpose Annex - Cathedral of St. John the Baptist - Heritage Building - 16 Church Hill (DEV1900091)

SJMC-2019-07-22/253

Moved By Councillor Jamieson

Seconded By Councillor Burton

That Council ratify its previously approved e-poll conducted on July 17, 2019 to arrange a public information session to gain public input on the design of the proposed annex to the Cathedral of St. John the Baptist, 16 Church Hill. The proposed date is Thursday, July 25. It is further recommended that the session be held at the Cathedral; be chaired by a member of Council; and advertised by the City on its website and social media platforms and by the Cathedral through its own resources.

MOTION CARRIED

15.7 E-Poll dated July 18, 2019 re: Mobile Vending on Mile One Centre and St. John's Convention Centre Grounds

SJMC-2019-07-22/254

Moved By Councillor Hickman

Seconded By Councillor Hanlon

That Council ratify its previously approved e-poll conducted on July 16, 2019 granting permission to allow the St. John's Sports and Entertainment Ltd. to invite mobile vendors to operate on the property occupied by Mile One Center and the St. John's Convention Center at their discretion.

MOTION CARRIED

15.8 Decision Note dated July 11, 2019 re: 6 Cathedral Street - Masonic Temple - Designated Heritage Building - Exterior Renovations at Rear

SJMC-2019-07-22/255

Moved By Councillor Burton

Seconded By Councillor Lane

That Council approve the recommendation of the Built Heritage Experts Panel to approve the exterior renovations and installation of a fire exit

stairway at the rear of the Masonic Temple, 6 Cathedral Street, as proposed.

MOTION CARRIED

15.9 E-Poll re: Decision Note dated July 18, 2019 re: Hudson & Rex Promotions

SJMC-2019-07-22/256

Moved By Councillor Hanlon

Seconded By Councillor Collins

That Council ratify an e-poll conducted on July 18, 2019 to permit the producers of Hudson & Rex to avail of the Council Chamber on July 21, 2019 for filming and further to allow them to use the City's Coat of Arms.

MOTION CARRIED

15.10 Decision Note re: Bike St. John's Advisory Committee Vacancy Appointment

SJMC-2019-07-22/257

Moved By Councillor Lane

Seconded By Councillor Hanlon

That Justin Dearing be appointed to serve on the Bike St. John's Advisory Committee as a general public member who is an avid cyclist for purposeful transportation in accordance with Section 3.1.1 of the Committee's Terms of Reference.

That Heather Power be appointed to serve on the Bike St. John's Advisory Committee as a general public member who is a beginner/occasional cyclist in accordance with Section 3.1.1 of the Committee's Terms of Reference.

MOTION CARRIED

15.11 Article Tabled for Referral by Councillor Burton

Councillor Burton tabled an article entitled "Great Initiative to bring back Old Child's Play" for referral to the Deputy City Manager of Community Services for consideration.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 5:45 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: St. John's Municipal Plan Amendment Number 152, 2019 and
St. John's Development Regulations Amendment Number 698, 2019
Rezoning from the Commercial Central Mixed Use (CCM) Zone to the
Commercial Central Office (CCO) Zone for a hotel and concert hall
MPA1900001
9 Buchanan Street, 426 and 430 Water Street
Applicant: Fougere Menchenton Architecture

Date Prepared: July 31, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 152, 2019, and St. John's Development Regulations Amendment Number 698, 2019.

Discussion – Background and Current Status:

Fougere Menchenton Architecture, on behalf of the property owner, Steele Hotels Limited, has applied for a rezoning to the Commercial Central Office (CCO) Zone in order to accommodate a hotel (approximately 36m - 9-storeys) and a concert hall (approximately 21m - 6-storeys). The property is currently zoned Commercial Central Mixed Use (CCM) in which the maximum building height is 15m. A rezoning to the CCO Zone is required in order to accommodate the height of the proposed building. A Municipal Plan amendment is also required. The proposed development would attach to the existing building at 115 George Street West (JAG Hotel) by a pedway.

Proposed Amendments to the St. John's Municipal Plan and Development Regulations

The subject property is designated Commercial Downtown under the St. John's Municipal Plan. In order to allow a maximum height of 10 storeys in a Heritage Area, the Downtown Building Control (Map III-2) must be amended to allow additional bulk and height at the subject property. Further, Section 3.3.4 of the Municipal Plan speaks to specific conditions for 430 Water Street. A text amendment to this section is required for the development as proposed.

The subject property is located within Planning Area 1 – Downtown. As per Section 2.1.5 of the Downtown Planning Area Development Plan (PADP), the City will “optimize the location and operation of religious, public assembly, tourism and recreation uses through the development of adequate convention, assembly, recreation and tourism facilities in the Downtown”. The proposed development corresponds with this objective.

ST. JOHN'S

The subject properties are located within Heritage Area 3 and as per Section 5.9.4 of the St. John's Development Regulations, new buildings are required to comply with the Heritage Area Standards or a comprehensive design package approved by Council. The applicants attended two Built Heritage Experts Panel (BHEP) meetings and the Land Use Assessment Report (LUAR) was brought to the BHEP for their recommendation. The BHEP was pleased with the proposed mixed use of the development but was disappointed that greater discussion was not held at the conceptual stage. The BHEP recommended that an attempt be made to enhance the street presence on Water Street. As a result, the applicants have proposed a parkette and access to the hotel on Water Street. As this is a modern design, the LUAR will be considered as the comprehensive design package.

The proposed development requires a rezoning to the CCO Zone, a text amendment to the CCO Zone respecting setbacks, and an amendment to the Downtown Building Control (Map F) in order to allow the proposed height. Within the CCO Zone, Hotel is a permitted use and General Assembly is a discretionary use. Should the amendment proceed, it is recommended to advertise the Discretionary Use with the Public Hearing notice.

Sale of City Land and Air Rights

The proposed design requires the sale of City land which includes the sale of Hutchings Lane, air rights over Buchanan Street, air rights over City land in front of 430 Water Street and an easement for the land on Water Street impacted by the pillars. At the February 11, 2019 Council meeting, Council approved entering into a Purchase and Sale Agreement for the sale of Hutchings Lane and sale of air rights at the above-mentioned sites subject to conditions, including but not limited to rezoning and development approval. At the July 8, 2019 Council meeting, Council approved an easement for the lands impacted by the pillars, subject to development approval.

Traffic and Parking

For this development, the City requires 70 parking spaces. As proposed in the July 4, 2019 LUAR, the applicant will provide 68 parking spaces; therefore, if this application proceeds, a request will be made to Council for parking relief of 2 spaces. Additionally, changes are proposed in the traffic pattern to make Springdale Street one-way from Water Street to George Street West and redirect Buchanan Street. The changes improve sight lines on Springdale Street, allows for drop-off and pick-up of people from the vehicle passenger side on Buchanan Street where the hotel entrance will be located and improves the pedestrian realm.

Public Space

A unique aspect of this block of land is that it includes a parcel of City owned land at the front of 430 Water Street. As per Section 2.2.7 of the Downtown PADP "the City shall promote public parks in the Downtown so as to: 1) improve pedestrian circulation; 2) encourage activity near commercial area and places of public interest; 3) enhance design; and 4) increase public well-being and enjoyment." During the public consultation stage of this proposal, Council stated that they would like to see the building give life to Water Street which may be accomplished by a parkette on the City owned land and a public entrance to the hotel from Water Street. From the LUAR, the applicant states "There is also an entry to the lobby from Buchanan St. as well as a public entry at Water Street connecting the park area to the main floor above, with a generous welcoming stair. The entryway and exit directly to this landscaped plaza, will allow staff, users and patrons direct access to this outdoor park and layby." In order to recognize this area as a public space, the City is proposing to rezone the City owned land from the CCM Zone to the Open Space (O) Zone.

Public Consultation and Submissions Received

The proposed rezoning was advertised on three occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified and a public meeting was held on July 24, 2019. Approximately fourteen people were in attendance including Deputy Mayor O'Leary, and Councillors Jamieson and Hickman. Written submissions were also received by the City Clerk and are included in the agenda for the Regular Meeting of Council.

There was both support for the development and concerns raised at the public meeting. Those in support felt that it is a good design and the use will be a great addition to the City. Concerns raised about the development were related to the design, as well as the development review process. With respect to the design, there were concerns that the development does not reflect the traditional character of downtown St. John's and introduces large-scale blocks of blank walls rather than human-scale buildings. It was suggested that there should be more pedestrian access of the park area and that parking requirements should be further reduced to allow more activity along Water Street, such as a retail at the corner of Water Street and Buchanan Street. As this is also a concern that was raised by the BHEP and Council, it is recommended that the applicant consider including a more active use alongside the parkette at the intersection of Water Street and Buchanan Street, such as retail. The current proposed use is a parking garage.

Concerns raised regarding the development review process were with respect to the demolition of the John Howard Society Building (previously located at 426 Water Street) and the sale of air rights without public input. Upon receiving the rezoning application for the subject property, the buildings at 426 Water Street and 9 Buchanan Street were evaluated by staff and the BHEP for heritage designation. The buildings did not meet the City's heritage designation criteria and were not recommended to be designated. Council agreed with this recommendation and therefore a demolition permit was issued. Further, the sale of air rights is subject to conditions, including but not limited to rezoning and development approval. Therefore, the public consultation associated with the rezoning is required prior to finalizing any of the associated Purchase and Sale Agreements.

Given that there is general support for the proposed development, it is recommended that the proposed amendments be adopted-in-principle.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
Text amendments in the St. John's Municipal Plan and Development Regulations, as well as map changes to the Downtown Building Control maps are required. An

amendment to the St. John's Development Regulations is required to rezone the property on the Zoning Map.

5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 152, 2019 and St. John's Development Regulations Amendment 698, 2019, which would rezoning 9 Buchanan Street, 426 and 430 Water Street and City owned land, from the Commercial Central Mixed Use (CCM) zone to the Commercial Central Office (CCO) and Open Space (O) Zones, to allow for a hotel and concert hall. A map and text amendment to both the Municipal Plan and Development Regulations to amend setback and the Downtown Building Control maps is also required.

If the amendments are adopted-in-principle by Council, they will be sent to the Department of Municipal Affairs and Environment with a request for provincial release. Once the release is received, the amendment will be referred back to a future Regular Meeting of Council for consideration of adoption and the appointment of a commissioner to conduct a Public Hearing, as required by the Urban and Rural Planning Act.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Amendment
Location Map
Site Plan



SUBJECT PROPERTY

DISCLAIMER: This map is based on current information at the date of production.

W:\Engwork\Planw\2109 projects\430 water street.mxd

RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 152, 2019

WHEREAS the City of St. John's wishes to allow development of a 9-storey hotel and concert hall at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380) and 430 Water Street (Parcel ID #46659 & 19189).

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act, 2000.

1. Amend Section 3.3.4 Commercial - Downtown by removing the following from the Building Height and Area subsection:

“Notwithstanding the above, the City of St. John's may permit development of a building with a height not exceeding 6 storeys on property situate at Civic Number 430 Water Street.”

2. Amend Section 3.3.4 Commercial – Downtown by removing the following from the Building Height in Heritage Areas subsection:

“In addition, any building in excess of four storeys in such areas shall be set back no less than eight metres from the street line; however, this shall not apply to property situated at Civic Number 430 Water Street.”

3. Amend Map III-2 (Downtown Building Control Map) by removing the property at 430 Water Street (Parcel ID #46659 & 19189), and adding the properties at 9 Buchanan Street (Parcel ID # 46415), 426 Water Street (Parcel ID #21380) and 430 Water Street (Parcel ID #46659 & 19189) as the following:

“Areas allowing a building height not exceeding 10 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade”

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

_____ day of _____, **2019**.

Mayor

MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

Provincial Registration

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 698, 2019

WHEREAS the City of St. John's wishes to allow the development of a 9-storey hotel and concert hall at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380), 430 Water Street (Parcel ID #46659 & 19189) and City owned land.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000:

1. Rezone the properties at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380), 430 Water Street (Parcel ID #46659 & 19189) and City owned land from the Commercial Central Mixed Use (CCM) Zone to the Commercial Central Office (CCO) Zone and Open Space (O) Zone as shown on Map Z-1A attached.

2. Repeal Section 10.24.3(1)(c)(ii) and substitute the following:

“the minimum building façade setback on Street shall be 0 metres for first 18 metres of Building Height, 4 metres for greater than 18 metres in Building Height. Where Building façade abuts more than one Street, setback shall be applied to a minimum of 2 Streets, such Streets being determine by the Chief Municipal Planner.”

3. Amend Map F (Downtown Building Control Map) by removing property at 430 Water Street (Parcel ID #46659 & 19189) and adding the properties at 9 Buchanan Street (Parcel ID #46415), 426 Water Street (Parcel ID #21380), and 430 Water Street (Parcel ID #46659 & 19189) as the following:

“Areas allowing building height not exceeding 10 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade”

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, **2019**.

Mayor

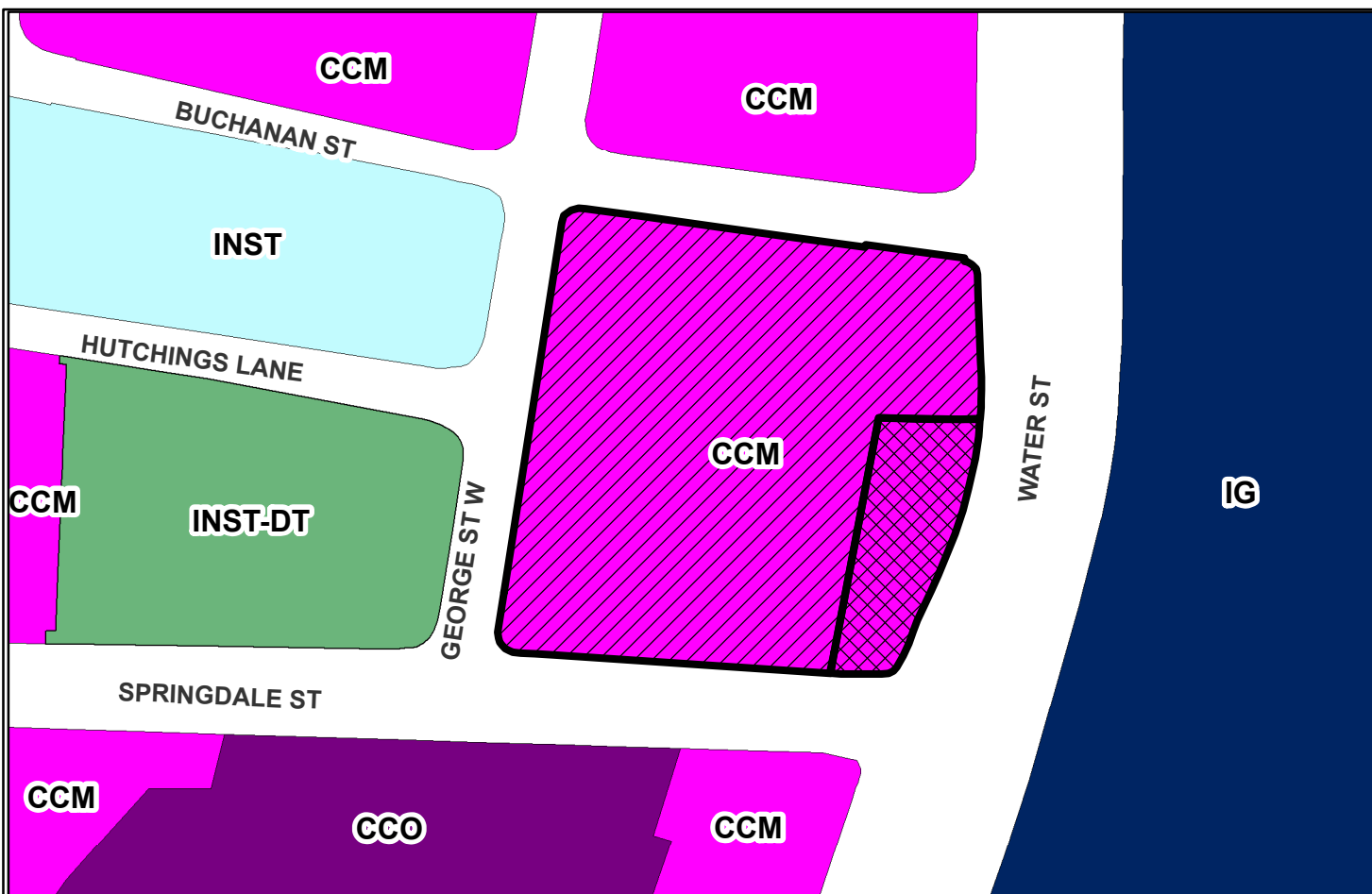
MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

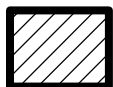
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 698, 2019
[Map Z-1A]**

2019 08 01 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

**I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL CENTRAL MIXED (CCM) LAND USE ZONE TO
COMMERCIAL CENTRAL OFFICE (CCO) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL CENTRAL MIXED (CCM) LAND USE ZONE
TO OPEN SPACE (O) LAND USE ZONE

430 WATER STREET
Parcel ID 46659
Parcel ID 19189
426 WATER STREET
Parcel ID 21380
9 BUCHANAN STREET
Parcel ID 46415

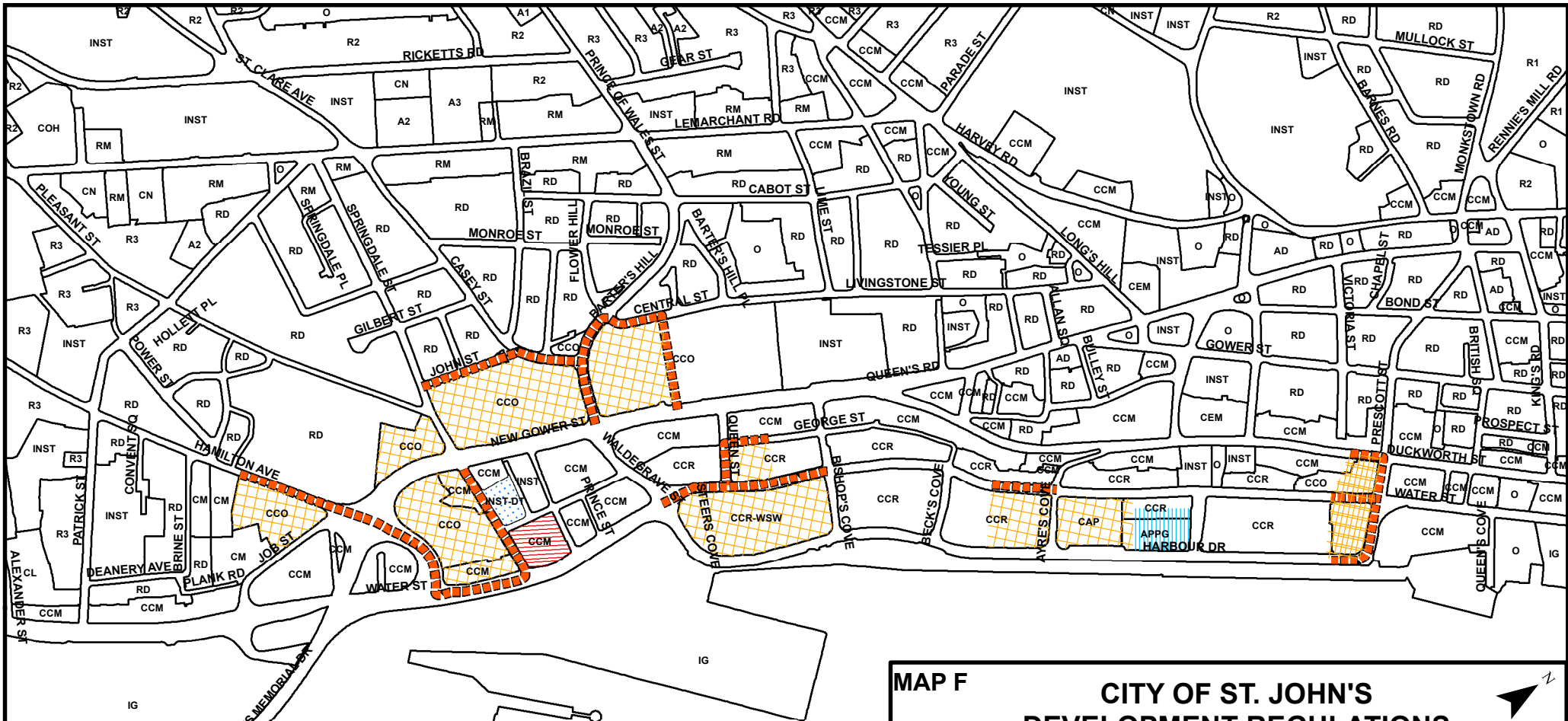
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



I hereby certify that this amendment has been prepared in accordance with the Urban and Rural Planning Act.

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

MAP F

CITY OF ST. JOHN'S

DEVELOPMENT REGULATIONS

DOWNTOWN

BUILDING CONTROL

Streets requiring a light angle of 60 degrees at 15m/4 storeys above grade

Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.

Areas allowing building height not exceeding 10 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade

Areas allowing a building height not exceeding 11 storeys and a floor area ratio not exceeding 2.25

Areas allowing a building height not exceeding 5 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade

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meters

ST. JOHN'S

27

**Public Meeting – 9 Buchanan Street and 426 and 430 Water Street
Wednesday, July 24, 2019
Foran Greene Room, 4th floor, City Hall**

Present: **City of St. John's**
Cliff Johnston, Facilitator
Ken O'Brien, Chief Municipal Planner
Garrett Donaher, Manager of Transportation Engineering
Ann Marie Cashin, Planner III, Urban Design & Heritage
Maureen Harvey, Legislative Assistant

Proponents
John Steele, Steele Hotels
Ron Fougere, Architect on the Project
Sylvester Crocker
Rex Avery , Steele Hotels
Aaron Rhineland, Technical Advisor

There were approximately fourteen people in attendance including Deputy Mayor O'Leary, Councillors Jamieson and Hickman.

Residents in attendance included:

1. Peter Qunlan
2. Tyler Stapleton
3. Peter Jackson
4. Capt. Tony Brushett
5. Oliver Langdon
6. Larry Laite
7. Shaun Keefe
8. Dan Frampton
9. Caden ???? (illegible)

PURPOSE OF MEETING

The purpose of the meeting is to consider a rezoning application for 9 Buchanan Street, 426 and 430 Water Street to the Commercial Central Office (CCO) Zone for the purpose of a hotel and concert hall. An amendment to the St. John's Municipal Plan would be required.

A written submission was received from NL Historic Trust and is appended to this report.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Chair Cliff Johnston introduced himself and the head table. He advised he was present to facilitate the meeting, and to keep the process efficient, effective and respectful. He then invited the City's Planning Officials to speak about the proposed development which was followed by comments from the developer and feedback from the residents in attendance.

BACKGROUND – Presented by Ann Marie Cashin

Fougere Menchenton Architecture, on behalf of the property owner, Steele Hotels Limited, has applied for a rezoning to the Commercial Central Office (CCO) Zone in order to accommodate a hotel (approximately 9-storeys) and a concert hall (approximately 6-storeys). The property is currently zoned Commercial Central Mixed Use (CCM) Zone in which the maximum building height is 15m. A rezoning to the CCO Zone is required in order to accommodate the height of the proposed building. The proposed development would attach to the existing building at 115 George Street West (JAG Hotel).

The subject property is designated Commercial Downtown under the St. John's Municipal Plan, which does not require re-designation in order to rezone from the CCM Zone to the CCO Zone. Additional bulk and height may be permitted as a bonus in the areas outlined on Map III-2 to a maximum of ten storeys with a Floor Area Ratio of 6.0. If the development is to proceed as proposed, an amendment to Map III-2 is required to include 9 Buchanan Street, 426 and 430 Water Street as areas where height may exceed 4 storeys. Further, Section 3.3.4 of the Municipal Plan speaks to specific conditions for 430 Water Street. A text amendment to this section is required. Within the CCO Zone, hotel is a permitted use and General Assembly is a discretionary use

Upon receiving the application, Council directed consideration of the amendment and set terms of reference for a Land Use Assessment Report. The Land Use Assessment Report has been prepared by the applicant and is available on the City's Website for public review. Prior to submitted the Land Use Assessment Report, the applicants did meet with the City's Built Heritage Experts Panel for comment on the design. Also, The Panel, staff and Council reviewed consideration of heritage designation of the building

previously or currently at this location and ultimately decided not to designate the buildings as they did not meet the city's designation criteria.

There is a portion of the building that will extend over the City owned land on Water Street and there will be a pedway over Buchanan Street to connect the existing JAG Hotel with the expansion. Both of these areas will require the sale of air rights, which have been approved by Council subject to rezoning and development approval.

There will be 68 indoor parking spots provided. For this development, the City requires 70 parking spots and therefore if this application proceeds, a request will be made to Council for parking relief of 2 parking spaces. Additionally, changes are proposed in the traffic pattern to make Springdale Street one-way from Water Street to George Street West and redirect Buchanan Street. The changes will improve sight lines on Springdale Street, allows for drop-off and pick-up of people from the vehicle passenger side on Buchanan Street where the hotel entrance will be located and improves the pedestrian realm.

One of the initial comments from the Built Heritage Experts Panel was that they did not want the building to turn it's back to Water Street. Council has also stated that the would like the Water Street side of the building to have a presence. In order to achieve this, the applicants have proposed a parkette on the City owned land. The land would remain in the City's possession, but agreements would be required for the applicant to develop and maintain the site. In order to ensure that the property is maintained as a green space, if this application proceeds, the City may rezone the green space area to the Open Space (O) Zone.

PRESENTATION BY PROPONENT – RON FOUGERE

Mr. Fougere presented detailed renderings of the proposed structure from various viewpoints and elevations. There were no comments or questions on Mr. Fougere's presentation.

DISCUSSION FROM THE FLOOR

Of the three people who spoke at the hearing, one was opposed and two were in favour,

The Chair acknowledged the concerns which have already been submitted in writing from the NL Historic Trust and invited comments from those in attendance.

This report highlights the points made without reference to the person responsible for making them. The Chair, however, did encourage those who wished to have their comments registered and accountable to a respective person or persons, to make a written submission which, would be appended to this report.

Tyler Stapleton – NL Historic Trust

- Concerns relate not only to the proposed design itself but also to the development review process that has been followed to this point. It appears as though the development is ready to go and only now having a public meeting.
- The proposed design sacrifices even more of our downtown to large-scale blocks, blank walls, and fake-windowed parking garages. These do not reflect the traditional character of downtown St. John's, which has historically been characterized by human-scale buildings; irregular, walkable blocks; and a variety of active street-level uses that provide "eyes on the street" and promote social and commercial vibrancy. As noted in the Envision St. John's Draft Municipal Plan (section 6.1.4), development should "Ensure that ground and lower levels of buildings contribute positively to the public realm and streetscape, and are designed at a pedestrian scale."
- There is concern about the process through which the development has already been reviewed. This proposal represents another instance in which Council has disregarded the recommendations of the Built Heritage Experts Panel. We urge Council to be guided by the Panel's expertise.
- The City appears to have met with project proponents for months before aspects of the proposal were made public, resulting in the demolition of the John Howard Society building – with a construction date of circa 1850, one of downtown's oldest structures – and the preemptive sale of public lane and air rights to the developer. Neither of these substantial decisions, ones that significantly and irrevocably altered the fabric of St. John's, was made with input from the public.
- There is the question of traffic, more specifically the redirection of Buchanan Street. The Manager of Transportation responded saying the changes of configuration is based on the proposed use of the site – entry on Buchanan will allow for drop off and pick up of people from the vehicle passenger side. Also, it improves sight lines from Springdale Street.

Peter Quinlan – 20 year resident of Downtown St. John's.

- Looks great....will be a great addition.
- Wishes the developer every measure of success.

Peter Jackson – Resident of Downtown St. John's

- Excited about the proposal.
- Would like to see more pedestrian access off the park area and Water Street. Suggested the allocation of some parking spaces to create pedestrian access and maybe retail on Water Street.
- Hoped there would have been more pedestrian access off the park area.
- Shares the thought of lost opportunity to retain heritage buildings when the JAG Hotel was constructed.

CONCLUDING REMARKS

It was noted that once the minutes of this meeting are prepared and combined with written submissions, the matter will be referred to Council at a regular meeting to be determined.

Ms. Cashin stated that because the proposed rezoning will require a Municipal Plan Amendment, Council will need to consider “in principle” and submit to the Province. Once reviewed, it will come back to Council for adoption at which time there will be a Public Hearing chaired by a Commissioner. Following that report the matter is brought before Council for final approval.

The Chair encouraged continued written submissions up until the August 1, 2019.

When questioned on the time this matter will be brought before Council, it was noted it will be included in the Regular Meeting agenda which will be published on the City's website. In addition, residents who wished to be notified of its inclusion on the agenda were offered an opportunity to submit their name and address to the City Clerk's Office.

ADJOURNMENT

The meeting adjourned 7:49 pm.

Cliff Johnston
Chairperson/Facilitator



July 23, 2019

Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Re: 9 Buchanan Street, 426 and 430 Water Street

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton:

On behalf of the board and members of the Newfoundland and Labrador Historic Trust, we write to express concern regarding the proposed development at 9 Buchanan Street, 426 and 430 Water Street. Our concerns relate not only to the proposed design itself but also to the development review process that has been followed to this point.

The proposed design sacrifices even more of our downtown to large-scale blocks, blank walls, and fake-windowed parking garages. These do not reflect the traditional character of downtown St. John's, which has historically been characterized by human-scale buildings; irregular, walkable blocks; and a variety of active street-level uses that provide "eyes on the street" and promote social and commercial vibrancy. As noted in the Envision St. John's Draft Municipal Plan (section 6.1.4), development should "Ensure that ground and lower levels of buildings contribute positively to the public realm and streetscape, and are designed at a pedestrian scale."

Perhaps most significantly, we have concerns about the process through which the development has already been reviewed. This proposal represents another instance in which Council has disregarded the recommendations of the Built Heritage Experts Panel. We urge Council to be guided by the Panel's expertise.

The City appears to have met with project proponents for months before aspects of the proposal were made public, resulting in the demolition of the John Howard Society building – with a construction date of circa 1850, one of downtown's oldest structures – and the preemptive sale of public lane and air rights to the developer. Neither of these substantial decisions, ones that significantly and irrevocably altered the fabric of St. John's, was made with input from the public.

Sincerely,

Board of Directors
Newfoundland and Labrador Historic Trust

The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 5, 2019.**

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
1	44 Pleasant Street Residential Downtown (RD) Zone Ward 2	<p>Application A change of Non-Conforming Use Application has been submitted requesting permission to change the occupancy from a Retail Use to a Gallery (Retail Use) and Art Classes (School Use).</p> <p>Purpose The proposed Retail Use and School will have a total floor area is 111.5m², half of which will be occupied by the gallery and half will be used for the school. Hours of operation will be Monday - Friday, 12 - 7 p.m., Saturday 12 – 5 p.m., and occasional Sundays for 2 hours art classes. Each class will be two hours in duration and will consist of 1-6 participants per class with 2 classes per month for a maximum of 24 participants per month. The business will employ one employee. On-site parking is not available.</p>	3 Submissions Received (attached)	It is recommended to approve the application subject to all applicable City requirements
2	130 Gower Street Residential Downtown (RD) Zone Ward 2	<p>Application A Discretionary Use application has been submitted requesting permission to operate a Home Occupation for Printing Services.</p> <p>Purpose The business will print posters and canvas prints for home décor. The business will occupy a floor area of approximately 9.2 m² and will operate seven days a week from 10 a.m. – 6 p.m. The property owner will be the only employee and no customers will visit the site as the product will be sold online & at offsite locations.</p>	1 Submission Received (attached)	It is recommended to approve the application subject to all applicable City requirements

3	604 Water Street Commercial Central Mixed (CCM) Zone Ward 2	Application A Discretionary Use application has been submitted to the City for Residential Occupancy. Purpose To occupy the ground floor as a Dwelling Unit with a floor area of approximately 46 m ² .	1 Submission Received (attached)	It is recommended to approve the application subject to all applicable City requirements
4	43 Golf Avenue Residential Medium Density (R2) Zone Ward 2	Application A Discretionary Use application has been submitted to the City for a Home Occupation. Purpose To provide on-site music lessons. With a floor area of 14m ² , the business will employ two staff (including applicant). Hours of operation will be Monday – Friday, 3–8 p.m with 1 student per session. On-site parking will be provided.	5 Submissions Received (attached)	It is recommended to approve the application subject to all applicable City requirements
5	3 Blackmarsh Road Residential Medium Density (R2) Zone Ward 2	Application A change of Non-Conforming Use application has been submitted requesting a Change in Occupancy. Purpose The proposed business will be for the retail and alterations of professional uniforms and will occupy the same floor area as the previous electronics retail store. Hours of operation are Monday - Friday 8:30 a.m. - 5:30 p.m. and Saturday 10 a.m. - 4 p.m. There will be a total of 4 employees with 2 per shift. On-site parking will be provided.	No Submissions Received	It is recommended to approve the application subject to all applicable City requirements

The Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

Karen Chafe

From: [REDACTED]
Sent: Friday, July 12, 2019 7:25 AM
To: CityClerk
Subject: 44 Pleasant St.

Hi ,
I support the creation of and art gallery and art classes at 44 Pleasant St. I would be happy to see a cultural offering in this part of downtown.

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Thursday, July 11, 2019 11:09 AM
To: CityClerk
Cc: [REDACTED]
Subject: 44 Pleasant Street

Hi,

I live on [REDACTED]. I have serious concerns regarding parking for the proposed Gallery and School for Art Classes at 44 Pleasant Street, and how it will affect a neighbourhood that already has serious problems with parking.

Power Street does not have the convenience of parking permits, and we often have to contend with people from surrounding streets parking on Power street. Patrick Street and Pleasant Street both have parking permits. Where are the clients of this Gallery and Art Class School on Pleasant street going to be parking.? As it is, the United Church on Patrick Street is renovating and this will cause additional problems for the residents of Power Street.

Thank you,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, July 18, 2019 1:46 PM
To: CityClerk
Subject: Gallery&Art School

Hi

Where are the Student going to park there is no parking on Pleasant st

So the are going to park on Power st because they don;t have to have a permit to park there. all the street around Power st as permit. all the people from the Permit St send there visitor to Power st to Park and the United Church on Patrick St only as one park lot now so the people that goes to church park on Power St because that can get in there car and go. My Husband &me are senior couple of time we had to go and park on Lemarchant Rd to park because we could park on power st

my Husband as heart problem .winter time we have to pay someone to shovel own car out if we go went we come back there someone park there so what are the resident of Power st to do went all the street around us as permit parking and we don't I hope that someone help the us

Thanks you

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, July 16, 2019 1:39 PM
To: CityClerk
Subject: 130 Gower Street Discretionary Use Application

City Clerk-

Dear Sir/Madam-

I am writing from a Duckworth Street East business. My main concern in this application would be its effect on parking. The parking on Duckworth Street east has been an ongoing problem still needing a solution. Employees of Duckworth Street east have nowhere to park in the vicinity and rely on the few parking spots that exist on Gower Street and nearby backstreets. Losing more parking would be another burden on existing Duckworth Street businesses. Will there be delivery and pickup trucks needing parking in the area? What would be the work vehicle traffic pattern? What would be the overall impact on parking? Again, we cannot afford to lose more parking for a home-based business.

Thank you for your consideration.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, July 22, 2019 12:34 AM
To: CityClerk
Subject: Re. the application for 604 Water Street

[REDACTED]

To whom it may concern -

I'll make this quick: please stop approving demolitions prior to approval of whatever development is being proposed to replace it!

In this case, the John Howard's Society building that was torn down dated all the way back to 1849, making it among the oldest in the city. Now if the proposal is rejected, we wind up with another glorious pit and/or parking lot. For many, this essential amounts to blackmail.

In the future, please consider the two approvals together; that is, the demolition of the old and the development of the new.

Sincerely,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, July 17, 2019 10:06 PM
To: CityClerk
Subject: 43 Golf Avenue

Good day,

I wish to add my support to the application for Discretionary Use cited in your notice.

I feel quite strongly that a proportionate blend of commercial and residential property is vital to a thriving neighbourhood such as ours. A home-based business is an excellent way to incorporate both these entities, and offers great enrichment potential to the community.

I hope Council accepts this application without hesitation.

Sincerely

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, July 15, 2019 6:45 PM
To: CityClerk
Subject: Fwd: Music business

Hello,

My name is [REDACTED] and I am a resident of [REDACTED].

I do not have any objection to this residence offering music lessons, and feel that any opportunities to provide a business of this kind would actually be a benefit to the neighbourhood.

Thank you for reaching out and I wish them luck with their endeavour.

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, July 15, 2019 9:37 PM
To: CityClerk
Subject: 43 Golf Avenue Discretionary Use Application

Dear Office of the City Clerk,

I think on-site music lessons at 43 Golf Avenue will be an excellent addition to our neighbourhood.

Kindly,

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Thursday, July 18, 2019 12:45 PM
To: CityClerk
Subject: 43 Golf Avenue

I am in favor of the application.

Elaine Henley

From: [REDACTED]
Sent: Monday, July 22, 2019 10:44 AM
To: CityClerk
Subject: 43 golf avenue

I live on [REDACTED] where we have permit free parking. In the years that I have owned the property I have noticed that business operating in the area never provide enough parking. The apartment buildings , which there are 3 just on the end and middle of the street and the fitness place that was on Golf Avenue about 5 years made getting out the driveway very unsafe. The addition of people in the area especially in the winter was a lot. These are just my observation and experience of living there.

[REDACTED]

ST. JOHN'S

Report of Built Heritage Experts Panel

July 17, 2019
12:00 p.m.
4th Floor, City Hall

Present: Glenn Barnes, Chairperson
Bruce Blackwood, Contractor
Garnet Kindervater, Contractor
Rachel Fitkowski, Landscape Architect
Mark Whalen, Architecture
Ken O'Brien, Chief Municipal Planner
Ann Marie Cashin, Heritage and Urban Planner
Rob Schamper, Technical Advisor

Regrets: Dawn Boutilier, Planner

Staff: Maureen Harvey, Legislative Assistant

Others: Jamie Freeman, City's Legal Counsel
David Kelland, Applicant of Proposed Development Alexander Street. Arrived at 12:30 pm

Decision Note dated July 8, 2019 re: 26 Alexander Street, Conversion to Condominium Units and Exterior Renovations

Mr. Kelland was welcomed to the meeting at 12:30 pm and explained the rationale used in the attempt to modify the exterior cladding of the proposed building to make it simpler and more appealing.

He explained the rationale for trying to modify the exterior cladding noting the intent to use nichiha cladding (a fiber cement panel) as it is fire resistant, hence more appropriate given the close proximity to other buildings surrounding it.

Recommendation

Moved By Rachel Fitkowski

Seconded By Mark Whalen

Modified slightly by the Panel - It is recommended to approve the renovations to the exterior of 26 Alexander Street for the development of a 34-unit condominium, subject to;

- the applicant using nichiha cladding as put forth by the proponent at the BHEP meeting, as opposed to vinyl siding and
- consideration of replacement of surplus parking space(s) and adding a small landscape feature to the development.

CARRIED UNANIMOUSLY

GLENN BARNES, CHAIR

DECISION/DIRECTION NOTE

Title: 26 Alexander Street, Conversion to Condominium Units and Exterior Renovations

Date Prepared: July 8, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for the exterior renovations associated with the proposed development of a 34-unit condominium at 26 Alexander Street.

Discussion – Background and Current Status:

The City received an application for the development of a 34-unit condominium at 26 Alexander Street (former Power's Salvage Building and Mammy's Bakery).

The subject property is within the Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Commercial Local (CL). The building is not designated by Council as a Heritage Building.

The existing property was previously a warehouse with limited windows and will require exterior renovations for conversion to the proposed residential development. As per Section 5.9.4 of the St. John's Development Regulations, major renovations to out of character buildings are required to meet the Heritage Area Standards. The applicant's attended the March 27, 2019 Built Heritage Experts Panel (BHEP) meeting as a delegation and presented their design. The BHEP was also shown an initial drawing and following discussions on the two designs offered the following recommendations:

- Proposed fusion stone near ground level is not recommended in this location.
- Simple roof line as shown in the first drawing is preferred. The angular gables at the rooflines in the second drawing are not.
- Larger windows are recommended where possible.
- If siding is proposed, clapboard finish is preferred over vinyl siding.

- While it is recognized that substantial landscaped features are not possible, it was thought that the extra outside parking space might accommodate some small landscape feature. Any greening of the site would be welcome.

While this portion of Alexander Street is primarily residential, it was felt that the new condominium should reflect the more industrial nature of the existing building. On the revised drawings, the applicants have removed the gable peaks over the doors and at the roofline and have removed some of the trim detailing between the second and third storeys. The window placement and proportions are the same, however the narrow grills have been removed. The applicants have removed the proposed fusion stone and are instead proposing cement parging in keeping with the industrial look. The proposed cladding is vinyl, which is permitted in Heritage Area 3, however as previously recommended wooden clapboard is preferred.

The proposed drawing has incorporated a number of the BHEP's recommendations and therefore, it is recommended to approve the development as proposed. As the amount of landscaping has not increased in the proposed drawings, it is further recommended that the applicant consider adding a small landscape feature to the development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended to approve the renovations to the exterior of 26 Alexander Street for the development of a 34-unit condominium, as proposed.

It is further recommended that the applicant consider using wooden clapboard instead of vinyl siding and consider adding a small landscape feature to the development.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Location of Subject Property
Photos of Existing Property
Applicant's Submission

Location of Subject Property
26 Alexander Street













ST. JOHN'S

Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

July 24, 2019, 9:00 a.m.

Present:	Deputy Mayor Sheilagh O'Leary Councillor Maggie Burton Councillor Dave Lane Councillor Sandy Hickman Councillor Debbie Hanlon Councillor Hope Jamieson Councillor Jamie Korab Councillor Ian Froude Councillor Wally Collins
Regrets:	Mayor Danny Breen Councillor Deanne Stapleton
Staff:	Kevin Breen, City Manager Derek Coffey, Deputy City Manager of Finance & Administration Tanya Haywood, Deputy City Manager of Community Services Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services Cheryl Mullett, City Solicitor Elaine Henley, City Clerk Ken O'Brien, Chief Municipal Planner Karen Chafe, Supervisor - Office of the City Clerk
Others	David Crowe, Acting Deputy City Manager of Public Works

1. **Call to Order**

2. **Approval of the Agenda**

Recommendation

Moved By Councillor Lane

Seconded By Councillor Hickman

The agenda was adopted as presented.

MOTION CARRIED**3. Adoption of the Minutes****3.1 Committee of the Whole Minutes July 10, 2019****Recommendation****Moved By** Councillor Hanlon**Seconded By** Councillor Collins

That the Committee of the Whole minutes dated July 10, 2019 be adopted as presented.

MOTION CARRIED**4. Presentations/Delegations****5. Finance & Administration - Councillor Dave Lane****6. Public Works & Sustainability - Councillor Ian Froude****6.1 Decision Note dated July 5, 2019 re: Sidewalk Snowclearing Routes**

Council considered the Decision Note dated July 5, 2019 regarding 2019-2020 Sidewalk Snow Clearing Route Adjustments. Councillor Froude took time to review each of the proposed route changes and additions giving members of Council the opportunity to ask questions and get clarifications on each. Councillors Burton and Jamieson referenced the need to identify the gaps in movement throughout the City to ascertain where improved connectivity can be achieved. These are long-term conversations that need to take place.

Recommendation**Moved By** Councillor Froude**Seconded By** Councillor Hickman

That Council approve the following:

- Route Changes:
 - Empire Avenue from Stamp's Lane to Freshwater Road, the change is proposed to switch from the north side of the road to the

south side of the road to accommodate Canada Post mail deliveries.

- Route Additions:
 - Old Pennywell Road from Brier Avenue to Columbus Drive, on both sides of the road, an addition of approximately 400 meters;
 - The Boulevard from Pleasantville Avenue to the CNIB crosswalk, on the north side of the road, an addition of approximately 120 meters;
 - Forest Road from Lake View Avenue to Regiment Road, on the south side of the road, an addition of approximately 1000 meters;
 - A section will also be cleared in front of the school in Shea Heights (approximately 300 meters).

Staff will confirm the costs, associated with the above cited proposed changes, which should easily be absorbed by savings achieved last year through operational efficiencies. The Department of Public Works will confirm the costs associated with these proposed revisions.

For (8): Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Jamieson, Councillor Froude, and Councillor Collins

Against (1): Councillor Korab

MOTION CARRIED (8 to 1)

7. **Community Services & Events - Councillor Jamie Korab**
8. **Housing - Councillor Hope Jamieson**
9. **Economic Development, Tourism & Culture - Sheilagh O'Leary**
10. **Governance & Strategic Priorities - Mayor Danny Breen**

10.1 Decision Note dated July 15, 2019 re: Audit Committee - Terms of Reference

Recommendation

Moved By Councillor Hanlon

Seconded By Councillor Lane

That Council approve the newly drafted Terms of Reference for the Audit Standing Committee with the following amendment:

- that under **Section 3.1.1 - Composition - Council Members**, one of the three councillors appointed to the Committee be selected as the lead councillor responsible for speaking on behalf of the Committee.

MOTION CARRIED

11. Planning & Development - Councillor Maggie Burton

11.1 Decision Note dated July 17, 2019 re: Application to Rezone Land to the Commercial Neighbourhood (CN) Zone for a Lounge and Eating Establishment (Pub and Eatery)

MPA1800006 - 75 Airport Heights Drive

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hanlon

That Council consider the amendments to the St. John's Municipal Plan and Development Regulations at 75 Airport Heights Drive to rezone land from the Commercial Local (CL) Zone to Commercial Neighbourhood (CN) Zone and that the application be advertised for public review and comment. Following the public consultation, the application would be referred to a regular meeting of Council for consideration of adoption.

MOTION CARRIED

12. Transportation - Councillor Debbie Hanlon

12.1 Decision Note dated July 17, 2019 re: Harbour Drive PayByPhone Parking

Recommendation

Moved By Councillor Hanlon

Seconded By Councillor Burton

That in addition to the PayByPhone option, the City install pay station meter hardware on Harbour Drive as part of the City's new parking meter equipment roll out.

MOTION CARRIED

13. Other Business

14. Adjournment

There being no further business the meeting adjourned at 10:10 a.m.

Mayor

DECISION/DIRECTION NOTE

Title: 2019-2020 Sidewalk Snow Clearing Route Adjustments

Date Prepared: July 5, 2019

Report To: Council

Councillor and Role: All

Ward: Various

Decision/Direction Required: Sidewalk snow clearing route changes or additions to be determined

Discussion – Background and Current Status:

Over the past winter season, numerous requests were received for additions or changes to the sidewalk snow clearing routes. Proposed changes are not done once the season begins. All requests are considered at the end of the season. The proposed route changes have been summarized in this direction note for Council consideration.

Key Considerations/Implications:

1. Budget/Financial Implications

There are no financial implications for the proposed additions, however as the route lengths increase, the service levels decrease.

2. Partners or Other Stakeholders

Pedestrians throughout the City of St. John's.

3. Alignment with Strategic Directions/Adopted Plans

The proposed changes address pedestrian safety during the winter months and in part "Improves safety for all users on a well-maintained street network" as is part of Council strategic direction of "A City that Moves."

4. Legal or Policy Implications

There are no apparent legal or policy implications due to any proposed changes.



5. Privacy Implications

There are no apparent privacy implications due to any proposed changes.

6. Engagement and Communications Considerations

Any approved changes to the sidewalk snow clearing routes will be adequately communicated to the public.

7. Human Resource Implications

There are no apparent human resource implications due to any proposed changes.

8. Procurement Implications

There are no apparent procurement implications due to any proposed changes.

9. Information Technology Implications

There are no apparent information technology implications due to any proposed changes.

10. Other Implications

Not Applicable

Recommendation:

City staff recommends that Council approve the addition of both sides of Old Pennywell Road from Brier Ave to Columbus Drive to the sidewalk snow clearing routes.

Prepared by/Date: Ryan Crewe, Operations Engineer - Roads

Approved by/Date: David Crowe, Manager - Roads

Attachments: Details of proposed route adjustments

DECISION/DIRECTION NOTE

Title: Audit Committee – Terms of Reference

Date Prepared: July 15, 2019

Report To: Committee of the Whole – July 24, 2019

Councillor and Role: Councillor Dave Lane/Finance and Administration

Ward: N/A

Decision/Direction Required:

Seeking approval from Council to approve the newly developed Terms of Reference for the Audit Standing Committee.

Discussion – Background and Current Status:

At its Regular Meeting of February 5, 2018 (CD #2018-02-05/14), Council agreed to appoint a panel to review the best governance process for the City's Internal Audit function.

The subsequent report of the panel was approved by Council at its Regular Meeting of April 15, 2019 (CD#2019-04-15/1).

The report contained several recommendations, including changes to the existing Audit and Accountability Standing Committee, as noted below:

- There should be 2 public representatives on the Audit and Accountability Standing Committee of Council; one of these individuals should be the Chair of the Audit and Accountability Standing Committee.
- Specific Councillors (3) be identified and appointed to serve on the Audit and Accountability Standing Committee; the current structure has all Councillors as members of the Committee but few actively participate.
- The Audit and Accountability Standing Committee have at least 4 meetings per year.
- The Audit and Accountability Standing Committee recommend the budget allocation for the Internal Audit Division to Council and guide its approval. The budget allocation would include salary resources, professional development, travel and normal operating costs.
- The Audit and Accountability Standing Committee review special project requests outside of the work plan independently developed by the Internal Audit Division and

ST. JOHN'S

support Internal Audit in decisions taken with respect to those requests.

- The Audit and Accountability Standing Committee be responsible for hiring the City Internal Auditor.
- The Audit and Accountability Standing Committee conduct an annual performance review of the City Internal Auditor.
- The Audit and Accountability Standing Committee liaise with, and receive reports of, the external auditor.
- The Audit and Accountability Standing Committee follow up to ensure that recommendations resulting from work of the Internal Audit Division are implemented.

Based on the recommendations of the panel, the Internal Auditor, Deputy City Manager of Finance and Administration together with the City Clerk, developed a Terms of Reference for the Audit Standing Committee.

Once the Terms of Reference is approved, we will advertise for a public member to Chair the Committee.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:
 - Mayor and members of Council
 - Residents of the City
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations:
 - Advertise for a new public member/Chair
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A

10. Other Implications: N/A

Recommendation:

It is recommended that Council approved the newly drafted Terms of Reference for the Audit Standing Committee.

Prepared by: Elaine Henley, City Clerk

Reviewed by: Sean Janes, Internal Auditor

Approved by: Derek Coffey, Deputy City Manager/Finance and
Administration

Attachments: Draft Terms of Reference – Audit Committee

1. GENERAL INFORMATION

Standing committee name:	Audit Committee
Reporting to:	Council
Date of formation - expiration date:	
Meeting frequency:	Minimum of four times per year
Staff lead:	DCM, Finance & Administration – External Audit Matters City Internal Auditor – Internal Audit Matters
Other staff liaison:	As required

2. PURPOSE

The Audit Committee is appointed by Council to assist Council in fulfilling its oversight responsibilities with respect to:

- Financial reporting
- Internal control systems
- Risk management
- Legal and regulatory compliance
- The external audit process
- The internal audit function

The Audit Committee is a standing committee of Council, appointed by Council and makes recommendations directly to Council regarding the above noted matters.

Audit Committee Relationship to Strategic Plan:

- A Sustainable City – be financially responsible and accountable.
- An Effective City – work with our employees to improve organizational performance through effective processes and policies; and ensure accountability and good governance through transparent and open decision making.

Applicable Legislation/City Bylaws:

- N/A

Other City Plans, Guides or Strategies:

- N/A

Other Distinct Deliverables and Considerations:

- The Committee will be presented with a report of all fraud allegations received by the Office of the City Internal Auditor on an annual basis, along with the results of any investigations and any other relevant statistics.

3. MEMBERSHIP AND COMPOSITION**3.1 COMPOSITION**

The Audit Committee will be comprised of a minimum of 5 members from the following stakeholder groups:

3.1.1 Public Members**Committee Chair**

The Audit Committee will be chaired by a member of the public. The position of Chair will be advertised and will be selected by Council upon recommendation of staff drawing from the available candidates. The public member chairing the Committee will have responsibility for ensuring the Committee carries out its work as per the terms of reference.

Public Members

The Committee will be comprised of 2 residents serving as public members (1 serving as Chair). Public members are volunteers and will receive no compensation for participation. Preference will be given to residents of St. John's. Public members must have an accounting and/or an auditing designation, have experience in the public sector, either directly or indirectly as a finance professional, auditor or consultant, and/or have demonstrated expertise and experience in matters of municipal finance and auditing.

Council Members

A minimum of 3 Council members shall be appointed to the Committee.

3.1.2 Staff and Council Members (Ex-Officio Members)**Lead Staff**

The City Internal Auditor will act as Lead Staff for the Audit Committee for all internal audit related matters while the Deputy City Manager of Finance & Administration will appoint a staff member to be Lead Staff on all external audit related matters. Other staff support/attendance may be requested by the Lead Staff where required.

City Clerk

The City Clerk will provide legislative and governance support to the committee.

Council

The Committee will have three members of Council while all other Council members are considered ex-officio.

3.2 LENGTH OF TERM

Public Member Experts

Unless otherwise indicated, Audit Committee members term of appointment is four years. Recognizing the value of experience and the need for continuity, incumbents who are willing to seek reappointment may signify their intent to serve an additional two years, for a total of six years. In some cases, members may be encouraged to provide guidance, expertise and attend in a bridging capacity following the end of their term.

Cooling-off Period (Former City Staff and Council)

There will be a cooling-off period of two years for Council and Staff once they are no longer associated with the City. Setting term lengths with a cooling-off period will promote gradual turnover, ensuring a constant balance between new members and former staff or council.

Additional Considerations:

- Midterm Appointments: When an appointment is made which does not coincide with the beginning of a term (i.e. to fill a vacancy) the partial term (i.e. less than two years) shall not count towards the maximum length of service or number of terms on the Committee for the appointee.

Exceptions to the above terms are as follows: when an insufficient number of applications have been received; if a particular area of expertise is indispensable and there are no other suitable replacements; if the Committee would suffer from a lack of continuity (i.e. more than half of all members are replaced at once); if directly related to the Committee's purpose as defined in its Terms of Reference.

4. ROLES, RESPONSIBILITIES AND REPORTING

4.1 ROLES AND RESPONSIBILITIES

As a municipal standing committee, roles include:

- Making recommendations to Council in a manner that will support City strategic directions and goals.
- Providing expertise specific to the mandate of the Committee.
- Working within given resources.

Shared Member Responsibilities

Financial Statements

- Review significant accounting and reporting issues, including complex or unusual transactions and highly judgmental areas, and recent professional and/or regulatory pronouncements, and understand their impact on the financial statements.
- Review with management and the external auditors the results of the audit, including any difficulties encountered.
- Review the annual financial statements, and consider whether they are complete, consistent with information known to Committee members, and reflect appropriate accounting principles.
- Review other sections of the annual report before release and consider the accuracy and completeness of the information. Review with management and the external auditors all matters required to be communicated to the Committee under generally accepted auditing standards.

- Understand how management develops interim financial information, and the nature and extent of internal and external auditor involvement.
- Review interim financial reports with management and consider whether they are complete and consistent with the information known to Committee members.

Internal Control

- Consider the effectiveness of the City's internal control system, including information technology security and control.
- Understand the scope of internal and external auditors' review of internal control over financial reporting, and obtain reports on significant findings and recommendations, together with management's responses.

Internal Audit

- Review with management and the City Internal Auditor the charter, activities, staffing, and organizational structure of the internal audit function.
- Review and recommend approval of the annual audit plan and all major changes to the plan.
- Ensure there are no unjustified restrictions or limitations, and review and concur in the appointment, replacement, or dismissal of the City Internal Auditor.
- At least once per year, review the performance of the City Internal Auditor.
- Review the effectiveness of the internal audit function.
- On a regular basis, meet separately with the City Internal Auditor to discuss any matters that the Committee or internal audit believes should be discussed privately.

External Audit

- To satisfy itself as to the existence and terms of an Engagement Letter from the external auditors.
- Review the external auditors' proposed audit scope and approach, including coordination of audit effort with internal audit, including the materiality limits incorporated into the audit.
- Review the performance of the external auditors and recommend approval on the appointment or discharge of the auditors.
- Review and confirm the independence of the external auditors by obtaining statements from the auditors on relationships between the auditors and the City, including non-audit services, and discussing the relationships with the auditors.
- To review the auditor's report and audited financial statements and to satisfy itself that these financial statements present fairly the financial position and results of operations and that the external auditors have no reservations about them and to make such recommendations thereon to Council as deemed necessary by the Committee.
- To satisfy itself that there are no unresolved issues between management and the external auditors, which could affect the financial statements and that generally, there is a good working relationship between management and the auditors.
- To review the external auditors' management letter together with the implementation plans as advised by management.
- On a regular basis, meet separately with the external auditors to discuss any matters that the Committee or auditors believe should be discussed privately.

Compliance

- Review the effectiveness of the system for monitoring compliance with laws and regulations and the results of management's investigation and follow-up (including disciplinary action) of any instances of non-compliance.
- Review the findings of any examinations by regulatory agencies, and any auditor observations.
- Review the process for communicating the code of conduct to City personnel, and for monitoring compliance therewith.
- Obtain regular updates from management and City legal counsel regarding compliance matters.

Risk Management

- Review and discuss with management their responsibility for assessing and managing the City's exposure to business risk.
- Review policies governing risk management.
- Review and discuss with management the City's major business risk exposures.

Reporting Responsibilities

- Regularly report to Council about Committee activities, issues, and related recommendations.
- Provide an open avenue of communication between internal audit, the external auditors, the senior management team and Council.
- Review any other reports the City issues that relate to committee responsibilities.

Other Responsibilities

- Perform other activities related to this mandate as requested by Council.
- Institute and oversee special investigations as needed.
- Review and assess the adequacy of the Audit Charter annually, requesting Council approval for proposed changes.
- Confirm annually that responsibilities outlined in this mandate have been carried out.

Conduct

Members shall strive to serve the public interest by upholding Federal, Provincial and Municipal laws and policies. Members are to be transparent in their duties to promote public confidence. Members are to respect the rights and opinions of other committee members.

Preparation

Meeting agenda and accompanying materials will be circulated electronically one week prior to all meetings; members are expected to review all distributed materials prior to meetings. Alternate material distribution methods to be made available upon request.

Agendas

- Agendas to require focus with clear parameters for content and alignment with terms of reference/purpose.
- Agendas will be finalized one week before meetings.
- Items and accompanying material that are received after the agenda has been prepared and distributed (but prior to the meeting) will be moved to the following meeting's agenda at the discretion of the City Clerk.

Attendance and Participation

Active participation in meetings is expected of all public members. "Active participation" may refer to both meeting attendance and/or engagement. An effort should be made to attend meetings in person or remotely. If a member declines three consecutive attempts to schedule a meeting or is unable to attend three consecutive scheduled meetings without justified absence, that member may be retired from the committee at the discretion of the City Clerk

Members who wish to request a leave of absence for an extended period of time (3+ months) may submit such a request to the City Clerk. Previously submitted applications may be used to fill temporary vacancies created by approved leaves of absence.

Quorum – a quorum for meetings is considered to be 50% + 1 members in attendance.

Voting

City Staff and non-appointed council members are ex-officio and therefore non-voting.

4.2 MEMBER ROLES AND RESPONSIBILITIES**4.2.1 City Staff****Lead Staff**

- To act as a liaison between the Committee and the City; linking across departments on issues relevant to the work of the Committee.
- Lead staff will attend the Regular Meeting of Council when reports of the Audit Committee are included in the agenda and when requested by the Chair or Council.
- Ensure the Committee is informed about City policy, procedure and available resources in reference to specific agenda items and provide procedural and/or technical advice to assist the committee where appropriate.
- Request additional staff support/attendance at meetings as needed.
- To develop agendas in cooperation with the Chair and City Clerk's Office for distribution.
- Incorporate input from the Committee into ongoing City work where appropriate (e.g. projects, staff updates, publications).

Other Staff Liaison

- The work of Other Staff Liaisons intersects the purpose of the Committee and therefore they may be required to participate.

City Clerk

- To be responsible for legislative functions related to the Committee's operation, establishment, review, and term amendments. This includes leading or supporting day-to-day committee activities such as the co-ordination of meeting schedules and the external/internal distribution/posting of committee agendas and meeting reports
- Facilitate and support the recruitment and appointment process through assisting in the development of "Notice of Vacancy" while ensuring all relevant forms and supporting documentation are completed and received.
- In adherence with the terms of reference, the Office of City Clerk and Lead Staff oversee committee selection with input from relevant departments.

- The Office of the City Clerk will work with Lead Staff members to ensure new members receive orientation.

4.2.2 Public Members

Chair

- The presiding officer of the Audit Committee will be referred to as "Chair." A Committee member shall not serve as a Chair for more than four consecutive years except in extenuating circumstances (see Term Limits).
- Uphold Committee processes and functions in accordance with all terms presented, maintaining productivity and focus. This includes ensuring committee members' conduct themselves in a professional manner.
- If appropriate, with support from the City Clerk and Lead Staff, the Chair will help build and coordinate a work plan for the committee.
- Prepare and submit agenda items and accompanying materials to the City Clerk (i.e. act as a conduit for all communications between public members and the City Clerk).
- Where appropriate, support the Lead Staff and/or City Clerk in fulfilling the Committee requirements related to reporting processes (annual presentations, written reports, FAQ's etc.).
- Assist in the development of content for Notice of Vacancy documents.
- Review the Audit Committee's Terms of Reference with the City Clerk and Lead Staff at the end of each term and be prepared to propose amendments as needed.

Public Members

Public members are expected to provide advice to support City decision making; applying knowledge and experience related to the mandate of the committee in carrying out functions commensurate with its defined purpose. Roles to include active participation in meetings; representing professional designation to which they belong in the community and engaging experts when appropriate.

4.2.3 Council

The Audit Committee reports to Council.

In cases where an item of Committee business (as detailed in a given meeting agenda) would benefit from having additional members of council attend, it will be the responsibility of the Chair and/or Lead Staff to inform Council.

4.3 REPORTING

The Audit Committee shall report through Council.

Standardized Reporting Process:

- The Committee Lead Staff, Chair and City Clerk will work to complete a report for referral to Council.
- Following reporting to Council, the report will be posted to the City of St. John's website, if appropriate.

5. COMMITTEE RECRUITMENT AND SELECTION

5.1 RECRUITMENT, VACANCIES, AND APPLICATIONS

Recruitment practices will be consistent for all standing committees. When new members are required a "Notice of Vacancy" will be prepared by the City Clerk and distributed through City communication channels. Additional communications opportunities may be identified by relevant departments/committee members. This document will include general information regarding committee purpose, the terms of reference and a link to the Application Form.

A vacancy on a committee occurs when a member resigns, vacates a position, or when their resignation is requested by the Chair. Vacancies may occur at: the date of resignation; the date the member ceases to be qualified; the date the Chair declares the position vacant due to lack of attendance or incapacitation.

All applicants must complete an Application Form which may be downloaded from the City website or obtained by visiting/calling Access 311. Applications will be made available in large print format upon request and may be submitted electronically, via mail, by phone, or in person to the attention of the City Clerk's Office.

5.2 ELIGIBILITY AND SELECTION

Eligibility

Appointments to the City of St. John's Audit Committee will follow Section 3. Membership and Composition.

Selection Criteria

In addition to eligibility requirements, an applicant's specific skills and experience will be important factors in committee selection. While all who meet the Eligibility Requirements outlined are encouraged to apply, applicants with demonstrated participation in groups or initiatives with goals relevant to the committee's purpose will be preferred. Some other considerations pertaining to general selection criteria include: past professional and volunteer experience, ability to perform required tasks, and complementary skills, or competencies possessed. Those who are selected to serve on the City's Audit Committee will be notified by email.

6 PUBLIC ENGAGEMENT

The City of St. John's recognizes that engagement between the City and its citizens is an essential component of an effective municipal government. The City views public engagement as a process – one that facilitates dialogue with the right people, using the right tools, at the right time, on subject areas of mutual interest.

In accordance with the City of St. John's [Engage! Policy](#), the role of the Audit Committee in the spectrum of engagement will fall within the realm of "consultation." As such, City of St. John's Audit Committee will be based on the principles of commitment, accountability, clear and timely information, and inclusiveness.

Standing committees are only one of the ways to engage with the City. Where applicable the City will consider the use of other tools to gather perspectives and input. For more information on public engagement in the City of St. John's or to find out how to get involved or learn about what's coming up, check out the engagement page on the City's website. You can also check out the City's [Engage! St. John's](#) online engagement platform and connect with us on [Twitter](#) and [Facebook](#).

7 OTHER GOVERNANCE

7.1 REVIEW OF TERMS

Taking into account recommendations from the Committee Chair, Council, the City Clerk and Lead Staff, the Committee will, at the first meeting of each year, review the Audit Committee Terms of Reference document. The purpose of this review will be to ensure that the operations and function of the Committee are still aligned with its defined purpose. Through this review process, amendments to the Terms of Reference may be proposed and recommended to council.

7.2 MEETING AND SCHEDULES

The Audit Committee will meet a minimum of four times per year as agenda items are determined. The exact frequency of Audit Committee meetings will be determined by the Chair, Lead Staff, and City Clerk.

Unless otherwise specified (generally one week prior to a meeting) Audit Committee meetings shall be held at City Hall and shall generally be open to the public. In-camera sessions (closed to the public) may be held at the request of the Chair or Lead Staff to deal with privileged matters.

7.3 CONFLICTS OF INTEREST AND CONFIDENTIALITY

Conflicts of Interest

A conflict of interest refers to situations in which personal, occupational or financial considerations may affect or appear to affect the objectivity or fairness of decisions related to the committee's activities. A conflict of interest may be real, potential or perceived in nature. Conflict of Interest may occur when a committee member participates in discussion or decision-making about a matter which may financially benefit that Member or a member of his/her family, or someone with whom the committee member has a close personal relationship, directly or indirectly, regardless of the size of the benefit.

In cases where the committee agenda or discussions present a conflict of interest for a member, that member is required to declare such conflict; to abstain from discussion; and remove himself/herself from the meeting room until the agenda item has been dealt with by the Committee.

Confidentiality:

All committee members are required to refrain from the use or transmission of any confidential or privileged information while serving with the Audit Committee.

STANDING COMMITTEE TERMS OF REFERENCE

Staff Liaison Name:

Signature:_____

Date:_____

Chair Name:

Signature:_____

Date:_____

City Clerk Name:

Signature:_____

Date:_____

DECISION/DIRECTION NOTE

Title: Application to Rezone Land to the Commercial Neighbourhood (CN) Zone for a Lounge and Eating Establishment (Pub and Eatery)
MPA1800006
75 Airport Heights Drive

Date Prepared: July 17, 2019

Report To: Committee of the Whole

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 1

Decision/Direction Required:

To consider a rezoning application for land at 75 Airport Heights Drive from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone to allow for a Lounge and Eating Establishment use. An amendment to the St. John's Municipal Plan is required.

Discussion – Background and Current Status:

The City has received an application for a pub and eatery at 75 Airport Heights Drive. The property is currently zoned Commercial Local which does not allow a Lounge or Eating Establishment use. The applicant has requested to rezone the property to Commercial Neighbourhood in which Lounge and Eating Establishment are discretionary uses. The properties surrounding 75 Airport Heights Drive are zoned Residential Low Density (R1) and a majority of the properties are dwellings, apart from two vacant lots adjacent to the property on the western side.

The property is designated Residential Low Density (RLD) under the St. John's Municipal Plan and applies to those areas characterized by a predominance of single detached dwellings. The current Commercial Local Zone is permitted under the RLD District, however a rezoning to the Commercial Neighbourhood (CN) Zone would require a Municipal Plan amendment to the Commercial General District, as the CN Zone allows for more commercial uses than the CL Zone.

The building at 75 Airport Heights Drive was built as a Daycare Centre and was rezoned in June 2018 to the CL Zone to accommodate commercial uses such as office, take-out or hair salon. The same applicant is now requesting the CN Zone for a pub and eatery. During the public consultation for the rezoning in 2018, there were concerns raised by residents regarding the change to a commercial zone. The neighbourhood felt that a commercial zone would increase traffic and create a precedent for more requests for commercial uses. However, the

ST. JOHN'S

applicant states that they have neighbourhood support for a pub and eatery, and it is a desired service in the area.

There are no development or engineering concerns with the proposed amendment. The development will require 17 parking spaces. The applicants have proposed 10 parking spaces and have requested parking relief for 7 spaces. The applicant is asking for parking relief because the property is within walking distance to the adjacent residential neighbourhood. Further, there is on-street parking available on the opposite side of the street from 40 Airport Heights Drive to Canso Place. Please note, the attached site plan will be updated prior to public consultation to display a 1.8 metre fence surrounding the property.

Once the property is rezoned other Commercial Neighbourhood uses may be permitted. The list of permitted and discretionary uses in the CN Zone is attached. Given that the applicant has indicated that there is a desire and need for this use within the neighbourhood, it is recommended to advertise the proposed amendment for public consultation to determine any concerns from the neighbourhood. At a later date, the Municipal Plan amendment would require a commissioner's public hearing.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
Amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Advertisement of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council consider the amendments to the St. John's Municipal Plan and Development Regulations at 75 Airport Heights Drive to rezone land from the Commercial Local (CL) Zone to Commercial Neighbourhood (CN) Zone and that the application be advertised for public review and comment. Following the public consultation, the application would be referred to a regular meeting of Council for consideration of adoption.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Zoning Map

Site Plan

CN Zone Table



SUBJECT PROPERTY

CL

73

CRAMBRAE ST

Aerial view of the intersection of Airport Heights Drive and a road with a yellow highlighted intersection.

GAIRLOCK ST

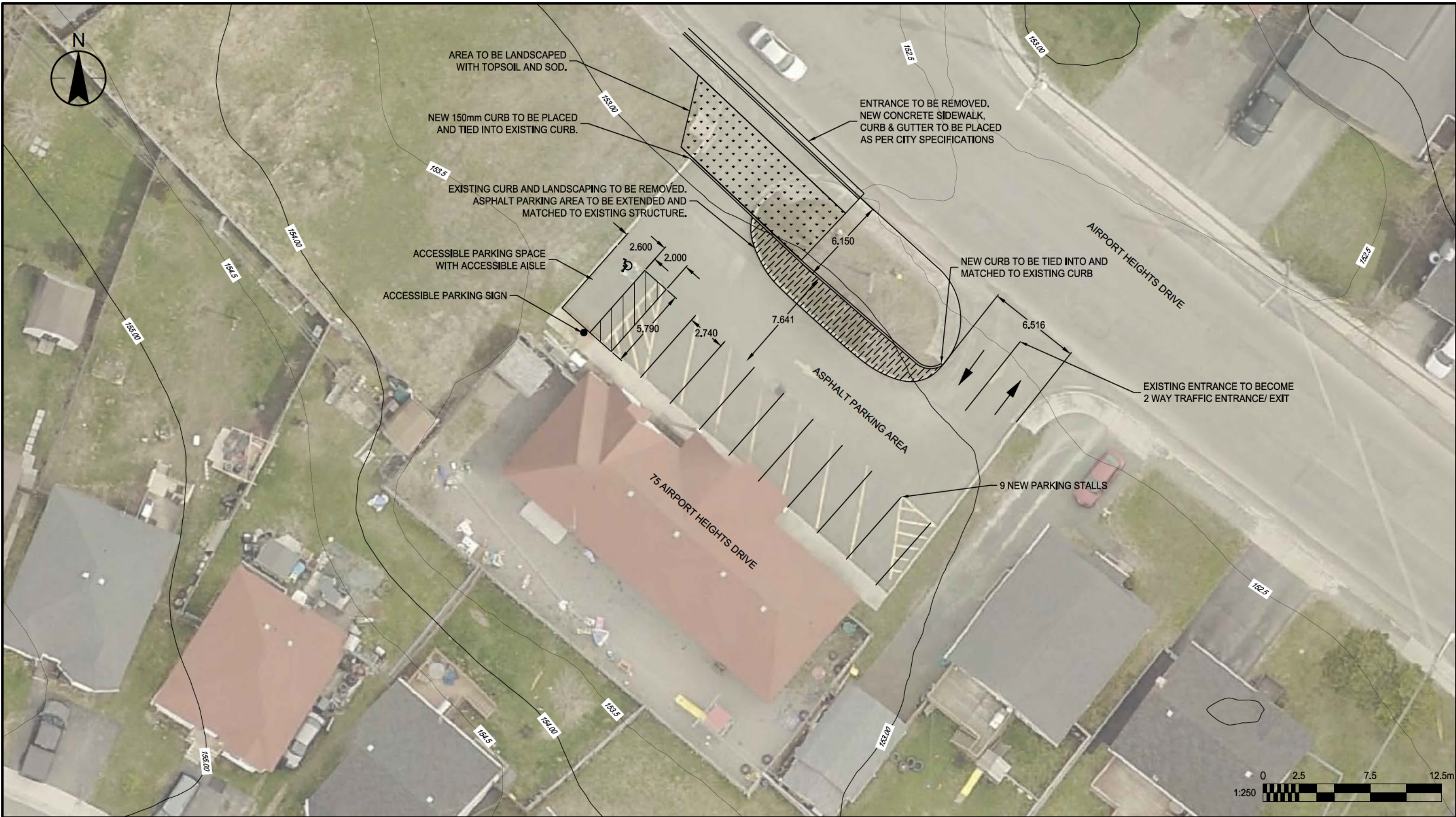
R1

30 1

DISCLAIMER: This map is based on current information at the date of production.

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10.17 COMMERCIAL NEIGHBOURHOOD (CN) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

10.17.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building **(1995-12-08)**
(2007-04-05)

Public:

- (b) Library
- (c) Adult Day Care Facility (subject to Section 7.2)

Commercial:

- (d) Bakery
- (e) Bank (Subject to Section 7.30) **(2012-06-29)**
- (f) Clinic
- (g) Commercial School
- (h) Custom Workshop
- (i) Dry-cleaning Establishment
- (j) Laundromat
- (k) Office
- (l) Parking Area
- (m) Printing Establishment
- (n) Retail Store
- (o) Service Shop
- (p) Sign Maker's Shop
- (q) Veterinary Clinic

Recreational:

- (r) Park

Other:

- (s) Public Utility

CN

10.17.2 Discretionary Uses (subject to Section 5.8)

- | | | |
|-----|--|--------------|
| (a) | Car Washing Establishment (Subject to Section 7.30) | (2012-06-29) |
| (b) | Car Sales Lot | (2007-09-07) |
| (c) | Church | (1998-05-29) |
| (d) | Day Care Centre (subject to Section 7.6) | |
| (e) | Eating Establishment (subject to Section 7.21)(Subject to 7.31) | (1995-09-15) |
| | | (2012-06-29) |
| (f) | Lounge (subject to Section 7.21) | (2014-06-06) |
| (g) | Private Park | (2007-10-05) |
| (h) | Recycling Depot (provided the site is not located
in a Residential Land Use District of the
St. John's Municipal Plan) | (1997-11-21) |
| (i) | Rental Storage Use (subject to Section 7.23) | (2008-07-18) |
| (j) | Service Station and Gas Bar (Subject to Section 7.30) | (2012-06-29) |
| (k) | Small Scale Wind Turbine | (2012-06-01) |
| (l) | Take-Out Food Service (Subject to Section 7.30) | (2012-06-29) |
| (m) | Taxi Business | |

10.17.3 Zone Requirements

- (1) The following requirements shall apply to all Commercial and Institutional Uses:

- | | | |
|-----|--|------------------------|
| (a) | Lot Area (minimum) | 900 square metres |
| (b) | Lot Frontage (minimum) | 30 m |
| (c) | Lot Coverage (maximum) | 50% |
| (d) | Gross Floor Area used exclusively for a
Commercial Use shall not exceed | 9000 square metres |
| (e) | Floor Area Ratio maximum) | 1.0 |
| (f) | Building Height (maximum) | 3 Storeys |
| (g) | Building Line (minimum) | 7 m |
| (h) | Side Yards (minimum) | 1 m per Storey |
| (i) | Side Yard on Flanking Road (minimum) | 6 m |
| (j) | Rear Yard (minimum) | 6 m |
| (k) | Landscaping on Lot (minimum) | Subject to Section 8.5 |

- (2) All other uses:
As determined by Council

CN

Title: Harbour Drive PayByPhone Parking
Date Prepared: July 17, 2019
Report To: Committee of the Whole
Councillor/Theme: Debbie Hanlon - Transportation
Ward: 2

Decision/Direction Required:

Decision is required to determine the next steps the City will take with regards to paid parking on Harbour Drive after the one-year trial of a PayByPhone only area.

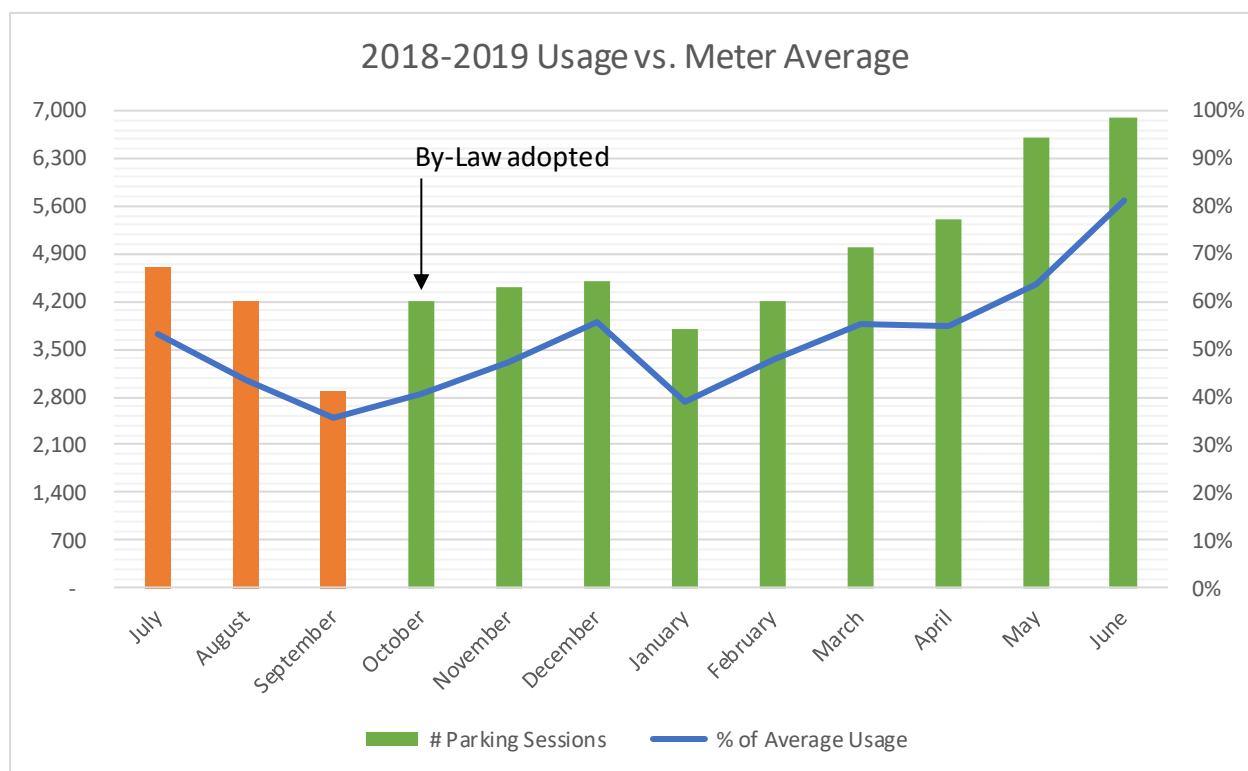
Discussion – Background and Current Status:

Last year the City replaced 136 single-space meters along Harbour Drive with a PayByPhone only area. To pay for parking in this area customers use the PayByPhone smart phone application or call the toll-free number provided. This payment method was trialed as the sole payment option in this area for one calendar year as part of the City's Paid Parking Management Strategy.

Paid parking compliance in this test area saw an initial acceptance followed by a decline in the first few months until the [St. John's Paid Parking Regulations](#) was passed in October and enforcement began. In June of 2019, parking usage on Harbour Drive is at over 80% of average meter use for the area (based on use before vandalism became an issue). **Figure 1** illustrates the total monthly PayByPhone use during this trial year as compared to the average historical meter use for the area.

While the trend of paid parking compliance has improved in the area, continued feedback from the public was monitored. Concerns regarding a lack of alternative payment methods, particularity for those who may not have access to a mobile phone or who are not as comfortable using this application technology, have been identified. Given these concerns and in the interest of making paid parking compliance as easy as possible for all users, it is recommended that pay station meter hardware be installed along Harbour Drive as part of the City's new equipment roll out. It is also recommended that, in future, the standard approach will be to include payment hardware in addition to the PayByPhone option. Exceptions may be made on a case by case basis only with a strong rationale.

Figure 1: Harbour Drive PayByPhone Usage



Key Considerations/Implications:

1. Budget/Financial Implications

Costs to purchase/install parking meter hardware is yet to be determined and will depend on the award of the Supply of and Services for Paid Parking Management and Enforcement RFP. It is anticipated that any capital costs would be covered by the City's Parking Reserve Fund.

2. Partners or Other Stakeholders

n/a

3. Alignment with Strategic Directions/Adopted Plans

This initiative contributes to implementation of the City's Paid Parking Management Strategy and advances the City's goal M2 – "Improve safety for all users on a well-maintained street network" as part of the 2019 action item M2.3 – "Implement recommendations and actions from the Paid Parking Management Strategy".

4. Legal or Policy Implications

n/a

5. Privacy Implications

n/a

6. Engagement and Communications Considerations

n/a

7. Human Resource Implications

n/a

8. Procurement Implications

Any purchasing would adhere to Procurement legislation and policy.

9. Information Technology Implications

n/a

10. Other Implications

n/a

Recommendations:

It is recommended that, in addition to the PayByPhone option, the City install pay station meter hardware on Harbour Drive as part of the City's new parking meter equipment roll out.

Prepared by:

Anna Bauditz, Transportation System Engineer

Signature: _____

Approved by:

Garrett Donaher, Manager - Transportation Engineering

Signature: _____

Attachments:

N/A

**REPORT TO COUNCIL
DEVELOPMENT COMMITTEE MEETING
July 30, 2019 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall**

**Request 10% Frontage Variance
SUB1800024
37 Malka Drive**

Recommendation

That council approve the 10% frontage variance for the proposed new building lot.

**Proposed Demolition and Rebuild of Dwelling
26A King's Hill Road
Town of Portugal Cove-St. Philips - INT1700084**

Recommendation

That Council approve the application for a Small Home at the subject location within the Broad Cove Watershed.

**Proposed berm for planting trees in the Broad Cove River
Watershed
INT1900059
870-876 Thorburn Road**

Recommendation

That Council reject the proposed berm and tree planning and have the site remediated to its original state.

**Jason Sinyard
DCM – Planning, Engineering & Regulatory Services/Chairperson**

DECISION/DIRECTION NOTE

Title: Request 10% Frontage Variance
SUB1800024
37 Malka Drive

Date Prepared: July 30, 2019

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: 1

Decision/Direction Required:

To seek approval for a 10% variance on the frontage at 37 Malka Drive to accommodate a subdivide, creating a new building lot.

Discussion – Background and Current Status:

An application was submitted to subdivide the existing lot at 37 Malka Drive to create 10 new building lots. The minimum frontage in the Residential Medium Density (R2) Zone is 12 metres, the proposed frontage for Lot No.9 will be 10.86 metres, which will require a 10% variance. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered. The abutting property owners have been notified, no concerns or comments have been submitted to this Department.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Abutting property owners
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 8.4 and Section 10.4.3 (5)(b) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the St. John's Development Regulations.
7. Human Resource Implications: Not applicable.

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- 8. Procurement Implications: Not applicable.
- 9. Information Technology Implications: Not applicable.
- 10. Other Implications: Not applicable.

Recommendation:

It is recommended that council approve the 10% frontage variance for the proposed new building lot.


Prepared by/Date/Signature:

Ashley Murray –Development Officer II

Signature: Ashley Murray

Approved by/Date/Signature:

Jason Sinyard, P.Eng., MBA, Deputy City Manager –
Planning, Engineering & Regulatory Services

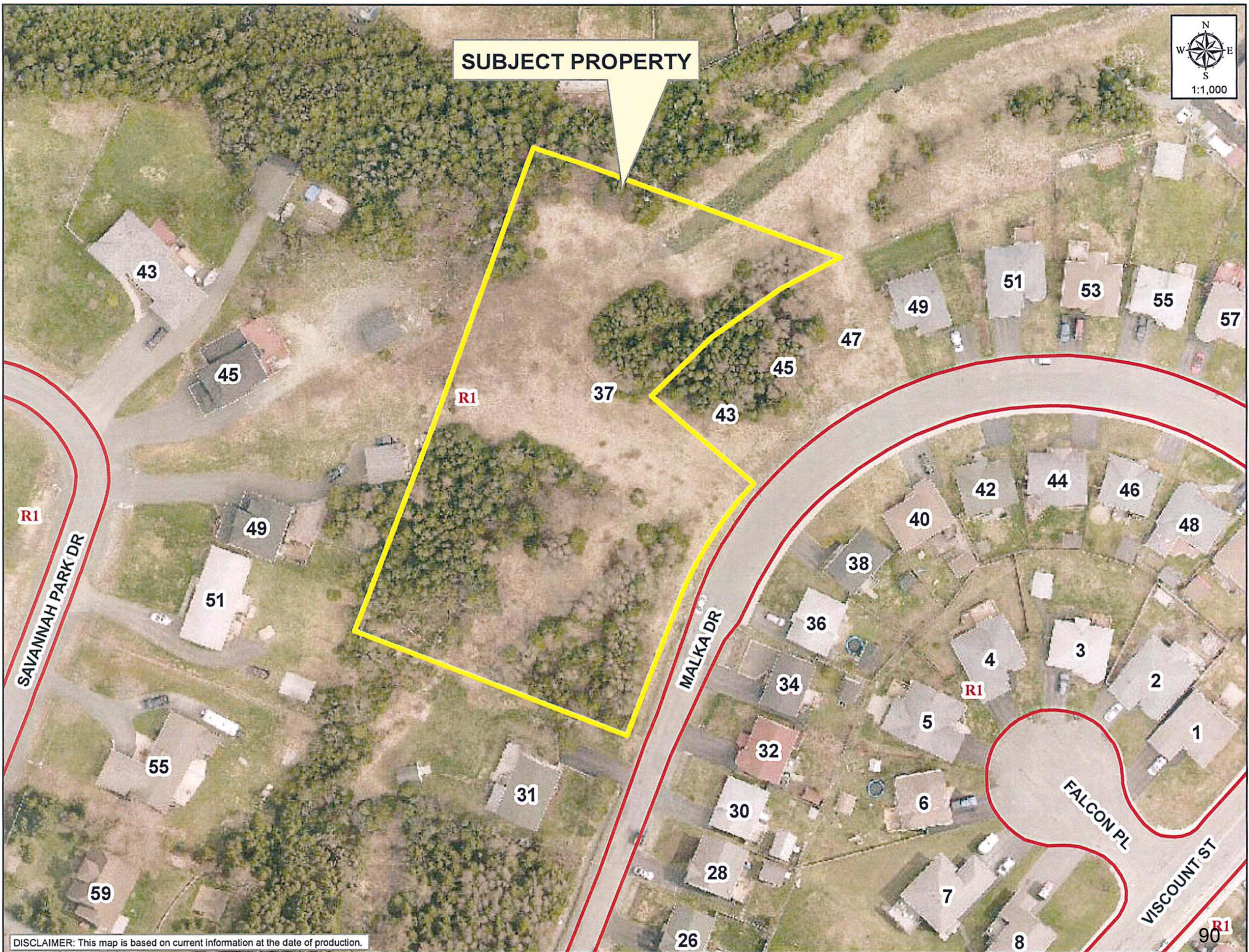
Signature: 

AAM/dlm

Attachments: Location Map
 Subdivision Plan



SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.

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DECISION/DIRECTION NOTE

Title: Proposed Demolition and Rebuild of Dwelling
26A King's Hill Road
Town of Portugal Cove-St. Philips – INT1700084

Date Prepared: July 31, 2019 (Date of Next Meeting: August 6, 2018)

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: Not applicable.

Decision/Direction Required:

To seek Council approval in regard to a referral to build a 100m² dwelling located in the Broad Cove Watershed under the Small Home Rebuilding Extension Policy.

Discussion – Background and current status:

The site is located in the Town of Portugal Cove-St. Philips and is also within the Broad Cove Watershed. Management of Development of the watershed zoned lands are controlled by the City of St. John's Act (the "Act").

The subject property is occupied by a dilapidated dwelling with a floor area of 39m². The owner is requesting to demolish the residence and build a new home with a floor area of 100m², including a basement.

At its Regular meeting on July 22, 2019 Council approved the Small Home Rebuilding/Extension policy. The proposed dwelling complies with the development standards set out in the aforementioned policy.

Consideration/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or other stakeholders:
Town of Portugal Cove St. Philips.
3. Alignment and Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 104 (4)(d) of The City of St. John's Act.
5. Privacy Implications: Not applicable.
6. Human Resource Implication: Not Applicable.

ST. JOHN'S

- 7. Procurement Implications: Not Applicable.
- 8. Information Technology Implications: Not Applicable.
- 9. Other Implications: Not Applicable.

Recommendation:

It is recommended that Council approve the application for a Small Home at the subject location within the Broad Cove Watershed.

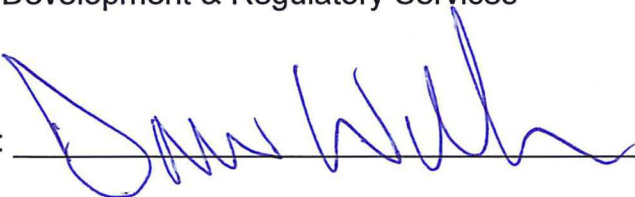
Prepared by/Signature:

Gerard Doran, Development Supervisor

Signature: 

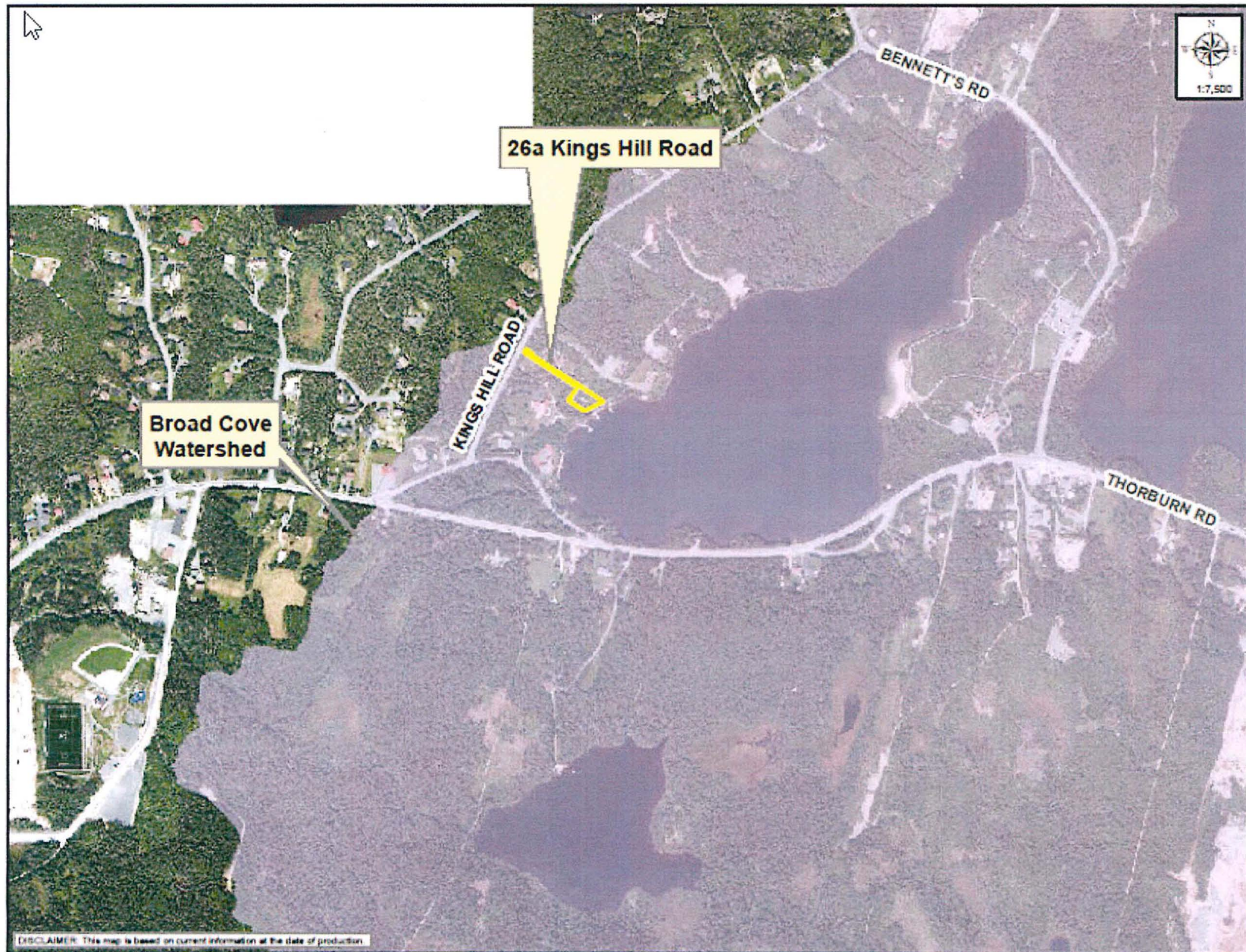
Approved by/Signature:

For Jason Sinyard, P. Eng., MPA, Deputy City Manager
Planning, Development & Regulatory Services

Signature: 

GD/dlm

Attachment:
Location Map



DECISION/DIRECTION NOTE

Title: Proposed berm for planting trees in the Broad Cove River Watershed
INT1900059
870-876 Thorburn Road

Date Prepared: July 29, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: N/A

Decision/Direction Required:

Consideration to allow berm and planting of trees.

Discussion – Background and Current Status:

A complaint was submitted by the Town of Portugal Cove- St. Phillip's advising of an individual working in the Watershed without a permit. Regulatory Services investigated and issued a stop work order at 870-876 Thorburn Road to cease operations of the installation of a berm. Subsequent to this, a referral has been received from the Town requesting permission to complete the berm and install trees.

The property is situated in the Broad Cove River Watershed where development or extension to existing development is regulated by Section 104 of City of St. John's Act. The proposed development is not contemplated under the City Act.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Town of Portugal Cove- St. Phillip's
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 104 of the City of St. John's Act
5. Privacy Implications: Not applicable

ST. JOHN'S

6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council reject the proposed berm and tree planning and have the site remediated to its original state.

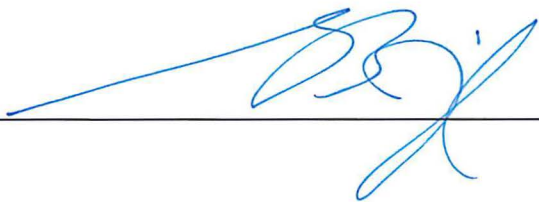
Prepared by - Date/Signature:

Ashley Murray- Development Officer II

Signature: Ashley Murray

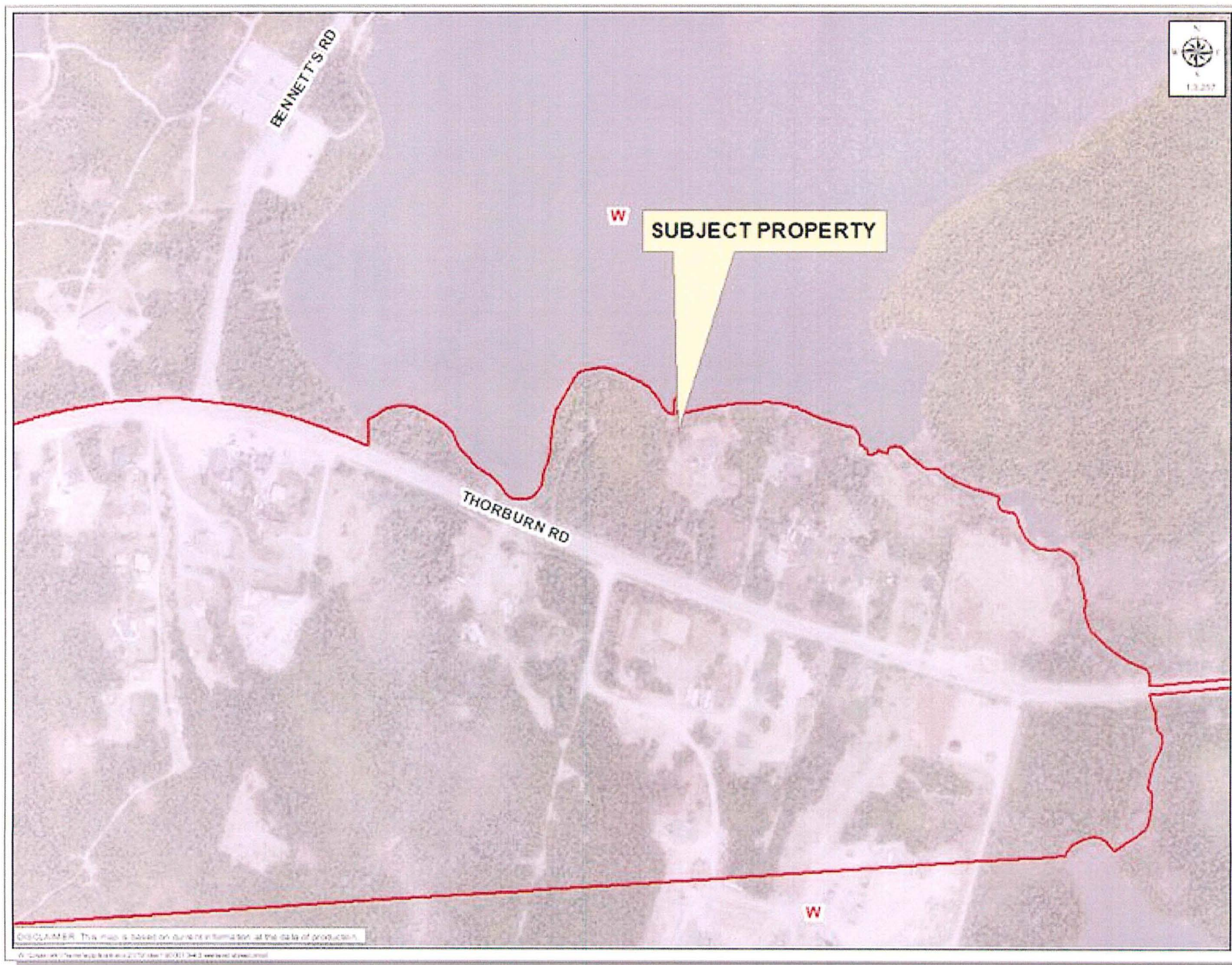
Approved by/Date/Signature:

Jason Sinyard, P. Eng., MBA, Deputy City Manager-
Planning, Engineering & Regulatory Services

Signature: 

AAM/dlm

Attachments: Location Map



REPORTS/RECOMMENDATION
Special Events Advisory Committee Report
August 1, 2019

Event: Churchill Park Music Festival
Date: Friday/Saturday August 21/22 or 28/29, 2020
Detail: Concert

Mighty Quinton Concerts is proposing to hold an outdoor music concert at Churchill Park. Doors will open at 5 pm Friday and 2 pm Saturday with entertainment throughout the day ending at 11 pm each night. Entrance/exit to the site will be from Elizabeth Avenue only.

The promoter has advised that the previously approved event for August 2019, will not go ahead due to lack of available headline artists.

Once given approval Mr. Quinton will look to secure acts and determine the exact 2020 date.

Recommendation

SEAC recommends, from a regulatory perspective, that the requested event, be approved.

The above noted event is subject to the conditions set out by the Special Events Advisory Committee.

Tanya Haywood
Deputy City Manager – Community Services

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF July 18, 2019 TO July 31, 2019

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Reconstruction of Dwelling	259 Pennywell Road	2	Approved	2019-07-18
COM	Chimo Construction (2014) Limited	Steel Building for Storage Use	24 Pepperrell Road	2	Approved	2019-07-18
COM		Home Office for Online Editing and Content Writing	22 Falkland Street	4	Approved	2019-07-23
COM	The Shoppes at Galway Limited Partnership	Proposed Site for Retail Buildings	(35 Danny Drive Main Parcel) 43-47 Danny Drive	5	Approved	2019-07-26
RES	Justpat Enterprises Inc	Proposed construction of townhouse dwelling	44 Signal Hill Road	2	Approved	20019-07-29
COM	Tract Consulting	Addition Crib for wharf redevelopment	11-15 Barrow's Road	2	Approved	2019-07-31

<p>*</p> <p>Code Classification:</p> <p>RES - Residential INST - Institutional</p> <p>COM - Commercial IND - Industrial</p> <p>AG - Agriculture</p> <p>OT - Other</p>	
<p>**</p> <p>This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.</p>	

Gerard Doran
Development
Supervisor
Planning, Engineering
and Regulatory
Services

Permits List
Council's August 5, 2019 Regular Meeting

Permits Issued: 2019/07/18 to 2019/07/31

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
10 Burke Pl	Deck	Patio Deck
10 Crestview Pl	Deck	Patio Deck
104 Penney Cres	Site Work	Single Detached Dwelling
11 Allandale Rd	Fence	Fence
11 Cherrington St	Deck	Patio Deck
11 Dunn's Pl	Accessory Building	Accessory Building
111 Carrick Dr	Site Work	Single Detached Dwelling
12 The Boulevard	Renovations	Single Detached Dwelling
12 Virginia Rd	Accessory Building	Accessory Building
125 Old Petty Harbour Rd	Accessory Building	Accessory Building
14 Aldergrove Pl	Fence	Fence
14 Bartlett Pl	Site Work	Single Detached w/ apt.
14 Blackwood Pl	Accessory Building	Accessory Building
14 John St	Deck	Patio Deck
14 John St	Renovations	Single Detached Dwelling
14 Mccrae St	Site Work	Single Detached Dwelling
14 Prince OF Wales St	Renovations	Townhousing
14 Viscount St	Accessory Building	Accessory Building
15 Victoria St	Accessory Building	Accessory Building
156 St. Clare Ave	Deck	Patio Deck
16 Halifax St	Deck	Patio Deck
16 Padre Nangle Pl	New Construction	Single Detached w/ apt.
17 College Sq	Renovations	Single Detached Dwelling
17 College Sq	Renovations	Single Detached Dwelling
174 Frecker Dr	Renovations	Single Detached w/ apt.
176 Gower St	Renovations	Semi Detached Dwelling
2 Allan Sq	Renovations	Semi Detached Dwelling
20 Taylor Pl	Site Work	Single Detached Dwelling
21 Adventure Ave	Deck	Patio Deck
216 Montague St	Fence	Fence

22 Sitka St	Fence	Fence
23 Cherrybark Cres	Accessory Building	Accessory Building
23 Stanford Pl	Deck	Patio Deck
24 Cairo St	Deck	Patio Deck
247 Ladysmith Dr	New Construction	Single Detached w/ apt.
249 Ladysmith Dr	New Construction	Single Detached w/ apt.
25 Bishop Pl	Renovations	Single Detached Dwelling
25 Frampton Ave	New Construction	Single Detached Dwelling
25 Rhodora St Unit 401	Extension	Townhousing
251 Ladysmith Dr	New Construction	Single Detached w/ apt.
26 Beaver Brook Dr	Accessory Building	Accessory Building
27 Waterford Hts N	New Construction	Single Detached Dwelling
29 Kerry St	Renovations	Single Detached Dwelling
29 Sugar Pine Cres	Fence	Fence
3 Dundas St	Accessory Building	Accessory Building
3 Stanford Pl	Accessory Building	Accessory Building
31 Oberon St	Accessory Building	Accessory Building
31 Shea St	Renovations	Single Detached Dwelling
34 Queen's Rd	Fence	Fence
34 Queen's Rd	Deck	Patio Deck
35 Beaumont St	Change of Occupancy	Home Occupation
35 Bennett Ave	Renovations	Single Detached Dwelling
37 Gladney St	Accessory Building	Accessory Building
4 Charlton St	Deck	Patio Deck
411 Newfoundland Dr	Deck	Patio Deck
44 Jordan Pl	Deck	Patio Deck
49 Beacon Hill Cres	Site Work	Single Detached Dwelling
49 Dillon Cres	Accessory Building	Accessory Building
49 Doyle's Rd	Accessory Building	Accessory Building
49 Pennywell Rd	Fence	Fence
5 Dorset St	Site Work	Single Detached Dwelling
5 Halliday Pl	Renovations	Single Detached Dwelling
52 Gisborne Pl	Renovations	Semi Detached Dwelling
56 Diamond Marsh Dr	Fence	Fence
56 Lilac Cres	Accessory Building	Accessory Building
60 Grenfell Ave	Renovations	Single Detached Dwelling
63 Airport Heights Dr	Deck	Patio Deck
65 Galway Blvd	New Construction	Single Detached Dwelling
66 St. Clare Ave	Site Work	Apartment Building

69 Great Eastern Ave	Fence	Fence
7 Garrison Hill	Renovations	Lodging House
7 Terry Lane	New Construction	Single Detached Dwelling
72 Glenview Terr	Deck	Patio Deck
72 Holbrook Ave	Renovations	Single Detached w/ apt.
78 Branscombe St	Deck	Patio Deck
83 Doyle St	Site Work	Single Detached Dwelling
85 Maurice Putt Cres	New Construction	Single Detached w/ apt.
86 Castle Bridge Dr	Accessory Building	Accessory Building
9 Canso Pl	Accessory Building	Accessory Building
9 Cork Pl	Renovations	Single Detached Dwelling
9 Maxse St	Renovations	Single Detached Dwelling
9 Terry Lane	New Construction	Single Detached Dwelling
93 Keith Dr	Fence	Fence
94 Springdale St	Renovations	Semi Detached Dwelling
95 Doyle's Rd	Change of Occupancy	Single Detached Dwelling
99 Logy Bay Rd	Renovations	Single Detached w/ apt.
		This Week: \$3,374,602.47

Commercial

Location	Permit Type	Structure Type
106 Airport Rd	Sign	Hotel
151 Kenmount Rd	Renovations	Car Sales Lot
177 Brookfield Rd	Accessory Building	Accessory Building
206 Mount Scio Rd	Renovations	Office
288 Water St	Deck	Patio Deck
288 Water St	Deck	Patio Deck
288 Water St	Renovations	Tavern
288 Water St	Renovations	Tavern
32 George St	Deck	Patio Deck
336 Water St	Renovations	Restaurant
34 Harvey Rd	Sign	Office
411 Torbay Rd	Deck	Patio Deck
562 Water St	Change of Occupancy	Retail Store
71 O'leary Ave	Renovations	Warehouse
81 Elizabeth Ave	Change of Occupancy/Renovations	Office
East White Hills Rd	Accessory Building	Accessory Building
Military Rd	New Construction	Other
		This Week: \$424,850.00

Government/Institutional

Location	Permit Type	Structure Type
70 The Boulevard	Site Work	Other
		This Week: \$4,000.00

Industrial

Location	Permit Type	Structure Type
		This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
22 Poplar Ave	Demolition	Single Detached Dwelling
		This Week: \$10,000.00
		This Week's Total: \$3,813,452.47

REPAIR PERMITS ISSUED: **\$133,870.00**

NO REJECTIONS

YEAR TO DATE COMPARISONS			
August 5, 2019			
TYPE	2018	2019	% Variance (+/-)
Residential	\$44,406,991.00	\$23,684,916.89	-47
Commercial	\$139,068,008.00	\$74,136,793.97	-47
Government/Institutional	\$2,445,882.00	\$1,577,350.00	-36
Industrial	\$5,000.00	\$3,000.00	-40
Repairs	\$1,609,960.00	\$1,604,906.00	-21
TOTAL	\$187,535,841.00	\$101,006,966.86	-46
Housing Units (1 & 2 Family Dwelling)	78	58	

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering and Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 24, 2019

Payroll

Public Works	\$ 471,949.78
Bi-Weekly Administration	\$ 875,095.68
Bi-Weekly Management	\$ 874,282.87
Bi-Weekly Fire Department	\$ 889,886.68
Accounts Payable	\$ 4,384,116.06

Total: \$ 7,495,331.07

ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

NAME	DESCRIPTION	AMOUNT
JMJ HOLDINGS	PROGRESS PAYMENT	35,481.88
ALTUS GROUP	REFUND - COURT OF APPEAL	1,760.00
CITY HOTELS LIMITED	REFUND - COURT OF APPEAL	200.00
MCDONALD'S HARDWARE LIMITED	REFUND - ENGINEERING CERTIFICATE	940.00
BAINE JOHNSTON PROPERTIES LIMITED	REFUND - COURT OF APPEAL	400.00
345-353 DUCKWORTH STREET DEVELOPMENT	REFUND - COURT OF APPEAL	400.00
DUCKWORTH STREET PARKADE LP	REFUND - COURT OF APPEAL	200.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	FILING FEES	30.00
WELSH, SHERRY	REPLENISH PETTY CASH	380.75
NEWFOUNDLAND EXCHEQUER ACCOUNT	CADA LICENSE RENEWAL	350.00
DEBORAH POWERS	WALL REPAIRS	843.33
FEDERAL EXPRESS CANADA LTD.	SHIPPING CHARGES	40.17
PROFESSIONAL PAVING LTD	REFUND - STREET EXCAVATION PERMIT	3,500.00
ROYAL CANADIAN LEGION NEWFOUNDLAND & LAB. CO	REMEMBRANCE DAY CEREMONIES ON JULY 1, 2019	158.80
CBS RENTALS LTD.	GAS CHAIN SAW	742.85
NORTRAX CANADA INC.,	REPAIR PARTS	906.44
TES INFORMATION TECHNOLOGY LTD	ANNUAL SOFTWARE MAINTENANCE	4,193.50
PAT'S PLANTS & GARDENS	PLANTS	342.11
BREAKWATER BOOKS LTD.	BOOKS	412.42
LESTER'S FARM MARKET	HORTICULTURAL SUPPLIES	33.42
POWER BROTHERS INC. POWER'S SALVAGE	BUILDING SUPPLIES & HARDWARE	1,148.85
CANCELLED	CANCELLED	0.00
IDEXX LABORATORIES	VETERINARY SUPPLIES	1,085.78
STERICYCLE INC.,	MEDICAL WASTE DISPOSAL	55.20
THOMAS & ERNESTINE POWER	MUNICIPAL TAX REFUND	533.50
PAUL O'LEARY	RAILWAY SPIKES	428.00
PEARL ENTERTAINMENT PROMOTIONS	TENT RENTAL	402.50
BELL ISLAND HERITAGE SOCIETY	YOUTH BUS TOUR	100.00
SURVEYMONKEY	PROFESSIONAL SERVICES	408.00
KATHLEEN WADDEN	AUTOMATED BIN REPLACEMENT	65.00
MELISSA PATEY	REFUND DUE TO POOL CLOSURE	86.50
JOHN THOMPSON	LAWN DAMAGE CLAIM	94.30
LORRAINE HALFYARD	REFUND CANCELLED TECHNOLOGY COURSE	48.00
STUDIO COFFEE	SENIOR'S BUS TOUR OUTING	966.00
DAVID & VICTORIA LEWIS	MUNICIPAL TAX REFUND	1,308.60
2098825 ONTARIO	MUNICIPAL TAX REFUND	11,633.30
DESMOND E. BUTT & LINDA D. SMITH	MUNICIPAL TAX REFUND	975.78
JEFFREY STIENER & YVONNE MARIE STIENER	MUNICIPAL TAX REFUND	765.73
EASTERN OWL	PERFORMANCE FEE	800.00

NAME	DESCRIPTION	AMOUNT
RONALD POWER	REFUND - STREET EXCAVATION PERMIT	1,500.00
GORDON & GWEN DOWNTON	LAWN DAMAGE CLAIM	96.00
ATLANTIC PROVINCIAL LIBRARY ASSOCIATION	CONFERENCE FUNDING	750.00
AQUARENA	FITNESS MEMBERSHIPS	615.60
KMK PROPERTIES INC.	MUNICIPAL TAX REFUND	7,315.44
DR. SHEILAGH MCGRATH	MEDICAL SERVICES	20.00
RCAP	LEASE OF OFFICE EQUIPMENT	363.64
EMMA HOUSSEY & NOAH EVANCHUK	MUNICIPAL TAX REFUND	207.62
STEPHANIE ("CAT") BOWRING	PROFESSIONAL SERVICES	600.00
MIRANDA MANAGEMENT INC.	PERFORMANCE FEE	1,150.00
THE BRIGUS PRODUCTION COMPANY INC	MUNICIPAL TAX REFUND	1,619.45
JOSEPH GREENE	PROFESSIONAL SERVICES	300.00
TOM CONWAY	PERFORMANCE FEE	500.00
MPOWER & ASSOCIATES LTD.	PROFESSIONAL SERVICES	1,150.00
PIZZA DELIGHT	REFRESHMENTS	340.27
MALONEY, SCOTT	PERFORMANCE FEE	200.00
RACHEL COUSINS	PERFORMANCE FEE	800.00
MUSUBI DRUM CIRCLES	PROFESSIONAL SERVICES	200.00
PORT DE GRAVE PENINSULA HERITAGE SOCIETY	FOOD & REFRESHMENTS	280.00
F1RST FENCE NL	RENTAL OF EQUIPMENT	563.50
PELMOREX CORP	PROFESSIONAL SERVICES	260.79
VENTES CENTECH INC	REPAIR PARTS	391.00
JENNIFER KING	HONORARIUM	100.00
CATRIN REULBACH	TRANSLATOR SERVICES	75.00
SCOTIAN SUP	INSTRUCTOR FEES	1,062.22
NEWFOUNDLAND EXCHEQUER ACCOUNT	FILING FEES	20.00
ZURICH INSURANCE CO.	LEGAL CLAIM	2,131.24
NEWFOUNDLAND EXCHEQUER ACCOUNT	FILING FEES	100.00
ZURICH INSURANCE CO.	LEGAL CLAIM	8,191.22
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	212.00
ENTERPRISE RENT-A-CAR	RENTAL OF VEHICLES	362.77
ZURICH INSURANCE CO.	LEGAL CLAIM	2,143.31
IAFF, LOCAL 1075	CONFERENCE SPONSORSHIP	2,500.00
FRONTLINE PAINTBALL	RECREATIONAL SUPPLIES	5,806.31
FRONTLINE PAINTBALL	RECREATIONAL SUPPLIES	6,923.04
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	289.80
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	538.97
EMCO SUPPLY	REPAIR PARTS	272.70
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	1,033.39

NAME	DESCRIPTION	AMOUNT
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	5,109.10
DEXTER CONSTRUCTION	PROGRESS PAYMENT	35,707.50
CAN-AM PLATFORMS & CONSTRUCTION LTD.	PROGRESS PAYMENT	5,980.01
VOIDED	VOIDED	0.00
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	10,866.50
GBS TECHNOLOGIES	CELL PHONE ACCESSORIES	160.95
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	10,053.62
HARVEY'S TRAVEL AGENCY LTD.	AIRFARE COSTS	54.62
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	3,240.69
NADINE MARTIN	REIMBURSEMENT - CAMP SUPPLIES	225.89
SSQ INSURANCE COMPANY INC.	PAYROLL DEDUCTIONS	5,246.92
DESJARDINS FINANCIAL SECURITY	PAYROLL DEDUCTIONS	682,391.07
PARTS FOR TRUCKS INC.	REPAIR PARTS	6,400.98
ACKLANDS-GRAINGER	INDUSTRIAL SUPPLIES	33.76
APEX CONSTRUCTION SPECIALTIES INC.	REPAIR PARTS	912.53
ATLANTIC OFFSHORE MEDICAL SERV	MEDICAL SERVICES	9,127.76
CABOT AUTO GLASS & UPHOLSTERY	GLASS REPAIRS	557.49
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	3,265.08
AUDIO SYSTEMS LTD.	ALARM MONITORING SERVICES	96.43
KELLOWAY CONSTRUCTION LIMITED	CLEANING SERVICES	5,850.63
HERCULES SLR INC.	REPAIR PARTS	269.59
STAPLES THE BUSINESS DEPOT - MP	STATIONERY & OFFICE SUPPLIES	1,853.08
PRINT THREE	PHOTOCOPYING SERVICES	173.08
BELBIN'S GROCERY	CATERING SERVICES	454.25
SMS EQUIPMENT	REPAIR PARTS	4,922.00
HAROLD SNOW & SONS	REPAIRS TO EQUIPMENT	1,499.86
CABOT PEST CONTROL	PEST CONTROL	350.75
BEST DISPENSERS LTD.	SANITARY SUPPLIES	173.19
PIK-FAST EXPRESS INC.	BOTTLED WATER	80.75
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	3,235.99
PRINT & SIGN SHOP	SIGNAGE	258.75
MSC INDUSTRIAL SUPPLY ULC	REPAIR PARTS	1,601.25
OVERHEAD DOORS NFLD LTD	REPAIRS TO DOORS	179.40
SPLASHABLES INC	RECREATION SUPPLIES	412.33
CANSEL SURVEY EQUIPMENT INC.	PRINTING SERVICES	28.75
FARRELL'S EXCAVATING LTD.	ROAD GRAVEL	23,394.17
PINNACLE OFFICE SOLUTIONS LTD	PHOTOCOPIES	47.92
FIRE TECH SYSTEMS LIMITED	FIRE SUPPLIES	443.85
NEW WORLD FITNESS	MEMBERSHIP DUES FOR FIREFIGHTERS	124.13

NAME	DESCRIPTION	AMOUNT
CAMPBELL'S SHIPS SUPPLIES	DISPOSABLE SHOE COVERS	345.00
CANADA POST CORPORATION	POSTAGE SERVICES	993.88
CANADIAN CORPS COMMISSIONAIRES	SECURITY SERVICES	24,903.12
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	35.93
HISCOCK'S SPRING SERVICE	REPAIRS & REPAIR PARTS	2,248.52
COASTAL ENTRANCE SOLUTIONS	BUILDING SUPPLIES & HARDWARE	1,081.00
NORTH ATLANTIC SYSTEMS	REPAIR PARTS	273.00
MAC TOOLS	TOOLS	511.18
KENT	BUILDING SUPPLIES	906.51
DULUX PAINTS	PAINT SUPPLIES	533.93
PF COLLINS CUSTOMS BROKER LTD	DUTY AND TAXES	123.21
CONSTRUCTION SIGNS LTD.	SIGNAGE	2,580.03
SCARLET EAST COAST SECURITY LTD	TRAFFIC CONTROL	14,941.97
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	38,380.75
FASTENAL CANADA	REPAIR PARTS	394.98
LONG & MCQUADE	REAL PROGRAM	327.00
AVENSYS SOLUTIONS INC.,	REPAIR PARTS	1,143.10
EAST COAST HYDRAULICS	REPAIR PARTS	576.13
VOKEY'S JANITORIAL SERVICE	SANITARY SUPPLIES	142.23
HITECH COMMUNICATIONS LIMITED	REPAIRS TO EQUIPMENT	258.75
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	8,817.90
CAHILL TECHNICAL SERVICES	PROFESSIONAL SERVICES	8,071.64
CANADIAN TIRE CORP.-HEBRON WAY	MISCELLANEOUS SUPPLIES	609.70
CANADIAN TIRE CORP.-MERCHANT DR.	MISCELLANEOUS SUPPLIES	80.49
CANADIAN TIRE CORP.-KELSEY DR.	MISCELLANEOUS SUPPLIES	751.93
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	713.00
EAST COAST MARINE & INDUSTRIAL	MARINE & INDUSTRIAL SUPPLIES	966.00
EAST CHEM INC.	CHEMICALS	947.55
ELECTRONIC CENTER LIMITED	ELECTRONIC SUPPLIES	17.08
EMCO SUPPLY	REPAIR PARTS	1,235.09
ENVIROMED ANALYTICAL INC.	REPAIR PARTS AND LABOUR	466.67
HOME DEPOT OF CANADA INC.	BUILDING SUPPLIES	244.96
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	736.83
EMERGENCY REPAIR LIMITED	AUTO PARTS AND LABOUR	20,773.73
OMB PARTS & INDUSTRIAL INC.	REPAIR PARTS	20.92
FRESHWATER AUTO CENTRE LTD.	AUTO PARTS/MAINTENANCE	2,582.82
GAZE SEED 2015 INCORPORATED	MUNICIPAL TAX REFUND	720.73
PRINCESS AUTO	MISCELLANEOUS ITEMS	57.49
IMPACT SIGNS AND GRAPHICS	SIGNAGE	138.00

NAME	DESCRIPTION	AMOUNT
STELLAR INDUSTRIAL SALES LTD.	INDUSTRIAL SUPPLIES	55.78
ENTERPRISE RENT-A-CAR	RENTAL OF VEHICLES	11,040.00
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAP	PROFESSIONAL SERVICES	24,513.63
ESL MARINE SUPPLIES	INDUSTRIAL SUPPLIES	70.61
PROVINCIAL FENCE PRODUCTS	FENCING MATERIALS	6,510.15
PENNEY'S HOLDINGS LIMITED	PROFESSIONAL SERVICES	10,867.50
WOLSELEY CANADA INC.	REPAIR PARTS	575.00
WESTLUND A DIVISION OF EMCO CORP.	INDUSTRIAL SUPPLIES	5,437.49
ATLANTIC CRANE & MATERIAL HANDLING	CRANE REPAIRS	4,134.14
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	10.03
HARVEY & COMPANY LIMITED	REPAIR PARTS	4,853.85
MIOVISION TECHNOLOGIES INC.	PROFESSIONAL SERVICES	1,846.75
CANADIAN LINEN & UNIFORM	MAT RENTALS	2,510.15
BRENNTAG CANADA INC	CHLORINE	73,013.10
HISCOCK RENTALS & SALES INC.	HARDWARE SUPPLIES	558.76
HI-TECH SCALES LTD.	REPAIR PARTS	1,840.00
GOING MOBILE WIRELESS (TELUS)	CELL PHONE ACCESSORIES	86.23
HONDA ONE	REPAIR PARTS	995.90
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	1,268.20
CAR GUYS APPEARANCE CENTER INC.	AUTO CLEANING	183.94
UNIVAR CANADA	CHEMICALS	17,432.96
INFINITY CONSTRUCTION	TOPSOIL	759.00
PENNECON TECHNICAL SERVICES LTD	REPAIR PARTS	1,080.13
GERALD PENNEY ASSOCIATES LIMITED	PROFESSIONAL SERVICES	21,469.76
SCOTIA RECYCLING (NL) LIMITED	TIP FLOOR FEES	216,625.38
IMPRINT SPECIALTY PROMOTIONS LTD	PROMOTIONAL ITEMS	4,479.46
CLEAN AIR SOLUTIONS	SERVICING OF HRV UNITS	1,012.00
CDMV	VETERINARY SUPPLIES	11.64
JOHNSON CONTROLS LTD.	REPAIR PARTS	2,134.06
YMCA OF NEWFOUNDLAND AND LABRADOR	MEMBERSHIP DUES	1,144.00
TRANE CANADA CO.	REPAIR PARTS	127.18
BOSCH REXROTH CANADA CORP.	REPAIR PARTS	654.64
SAFETY FIRST-SFC LTD.	PROFESSIONAL SERVICES	30,609.07
KENT BUILDING SUPPLIES-STAVANGER DR	BUILDING MATERIALS	247.56
ADVOCATE PRINTING & PUBLISHING	PRINTING SERVICES	2,298.85
ETHREE CONSULTING INC.	PROFESSIONAL SERVICES	2,782.60
DILLON CONSULTING LTD.	PROFESSIONAL SERVICES	4,925.45
KERR CONTROLS LTD.	INDUSTRIAL SUPPLIES	128.65
PRO FLEET CARE	RUST PROOFING SERVICES	345.00

NAME	DESCRIPTION	AMOUNT
LAWLOR'S AWARDS LTD.	BADGES	428.38
CARMICHAEL ENGINEERING LTD.	PROFESSIONAL SERVICES	3,648.12
CANADIAN AV INC.,	RENTAL OF AV EQUIPMENT	1,725.05
MARK'S WORK WEARHOUSE	PROTECTIVE CLOTHING	252.98
MARTIN'S FIRE SAFETY LTD.	SAFETY SUPPLIES	108.10
YELLOW PAGES	ADVERTISING	28.41
MCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	798.82
CUTTING EDGE EXCAVATION INC.,	LAWN MAINTENANCE	1,150.00
SUMMIT PLUMBING & HEATING LTD.	PLUMBING REPAIRS	3,954.10
INDUSTRIAL SCIENTIFIC CANADA ULC	INDUSTRIAL SUPPLIES	595.26
WAJAX INDUSTRIAL COMPONENTS	REPAIR PARTS	156.32
NEWFOUNDLAND HVAC LTD.	HVAC MAINTENANCE CONTRACT	2,988.56
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	578.67
NEWFOUNDLAND BROADCASTING CO.	ADVERTISING	2,491.77
NL KUBOTA LIMITED	REPAIR PARTS	144.62
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	172,028.13
PENNECON HYDRAULIC SYSTEMS LTD	REPAIR PARTS	2,046.84
PBA INDUSTRIAL SUPPLIES LTD.	INDUSTRIAL SUPPLIES	330.41
GCR TIRE CENTRE	TIRES	10,353.54
THE HUB	CATERING SERVICES	1,656.00
K & D PRATT LTD.	REPAIR PARTS AND CHEMICALS	291.47
RIDEOUT TOOL & MACHINE INC.	TOOLS	419.12
NAPA ST. JOHN'S 371	AUTO PARTS	973.90
ROYAL FREIGHTLINER LTD	REPAIR PARTS	2,968.83
S & S SUPPLY LTD. CROSSTOWN RENTALS	REPAIR PARTS	6,830.76
ST. JOHN'S TRANSPORTATION COMMISSION	BUS PASSES FOR REAL PROGRAM	2,715.00
BIG ERICS INC	SANITARY SUPPLIES	818.84
SAUNDERS EQUIPMENT LIMITED	PURCHASE OF HEAVY EQUIPMENT	383,593.29
SANSOM EQUIPMENT LTD.	REPAIR PARTS	293.25
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	671.53
SMITH'S HOME CENTRE LIMITED	HARDWARE SUPPLIES	71.23
TRACTION DIV OF UAP	REPAIR PARTS	5,276.72
TULKS GLASS & KEY SHOP LTD.	PROFESSIONAL SERVICES	439.47
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	24,094.62
WEIRS CONSTRUCTION LTD.	STONE/ROAD GRAVEL	1,887.18
THE LITTLE GYM OF ST. JOHN'S	REAL PROGRAM	319.56
STAPLES THE BUSINESS DEPOT - KELSEY DR	OFFICE SUPPLIES	38.63
MAHER'S CONTRACTING LTD.	PROFESSIONAL SERVICES	4,439.00
WAYNE COADY	CANADA DAY FIREWORKS	16,500.00

NAME	DESCRIPTION	AMOUNT
GOSS GILROY INC	PROFESSIONAL SERVICES	656.25
KROWN PROPERTY INVESTMENTS	APPLIANCE REPAIRS	103.50
NL HOUSING & HOMELESSNESS NETWORK INC.	GRANT	15,419.10
GFL ENVIRONMENTAL INC.	GARBAGE DISPOSAL	259.16
TIM HORTONS / MAR INVESTMENTS LIMITED	COFFEE SUPPLIES	67.64
JANET LYNN BRADSHAW	PROFESSIONAL SERVICES	300.00
WINSOR, MICHELLE	VEHICLE BUSINESS INSURANCE	67.29
GRIFFITHS, GARETH	VEHICLE BUSINESS INSURANCE	123.17
ANDREWS, JULIA	EMPLOYMENT RELATED EXPENSES	49.30
POWER TINA	VEHICLE BUSINESS INSURANCE	32.00
WELLS, SHERRY	MILEAGE	38.98
DAPHNE SULLIVAN	MILEAGE	284.33
RICHARD HYNES	REIMBURSEMENT - COURSE FEES	453.06
KRISTA GLADNEY	VEHICLE BUSINESS INSURANCE	69.58
JAMIE KORAB	EMPLOYMENT RELATED EXPENSES	120.75
RACHEL SKANES	EMPLOYMENT RELATED EXPENSES	170.62
HANLON SERVICES	PROFESSIONAL SERVICES	1,293.75
CWB NATIONAL LEASING	LEASE OF EQUIPMENT	1,100.71
VALLIN	REPAIR PARTS	5,777.47
AVALON ANALYTICS	PROFESSIONAL SERVICES	159.57
TELUS	CELL PHONE CHARGES	13,004.64
AVALON AUTOMOTIVE EQUIPMENT LTD.	REPAIR PARTS	451.09
IGGY'S CLEANING SERVICES LTD.	CLEANING SERVICES	10,902.00
JENNIFER BRADBURY	HONORARIUM	100.00
INTERNATIONAL NAME PLATE SUPPLIES LTD.	NAME PLATES	69.81
CITY OF ST. JOHN'S	MUNICIPAL TAX BILL - RAILWAY COASTAL MUSEUM	302.50
DEXTER CONSTRUCTION	PROGRESS PAYMENT	793,780.83
MODERN PAVING LTD.	PROGRESS PAYMENT	409,197.81
PYRAMID CONSTRUCTION LIMITED	PROGRESS PAYMENT	900,275.19
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	26,097.52
TOTAL:		\$4,384,116.06

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 31, 2019

Payroll

Public Works	\$ 457,896.32
Bi-Weekly Casual	\$ 142,651.84
Accounts Payable	\$ 3,885,448.23

Total: \$ 4,485,996.39

ST. JOHN'S

DEPARTMENT OF FINANCE
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

NAME	DESCRIPTION	AMOUNT
AMERICAN WATER WORKS ASSOC.	MEMBERSHIP RENEWAL	267.66
NATIONAL FIRE PROTECTION ASSOC. (NFPA)	MEMBERSHIP RENEWAL	236.57
APEX SOFTWARE	SOFTWARE MAINTENANCE RENEWAL	3,460.61
FASTMARKETS RISI	MEMBERSHIP RENEWAL	3,420.05
WIN-911 SOFTWARE	SOFTWARE MAINTENANCE RENEWAL	1,338.28
SEAN BRADLEY	PERFORMANCE FEE	400.00
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	245.20
FAIRVIEW INVESTMENTS LTD	COURT OF APPEAL REFUND	320.00
BELL MOBILITY INC.	CELLULAR PHONE USAGE	90.09
COBALT PROPERTIES LIMITED	COURT OF APPEAL REFUND	1,200.00
HIGHLANDS OPERATIONS LIMITED	COURT OF APPEAL REFUND	400.00
YOU STORE LIMITED	COURT OF APPEAL REFUND	200.00
MAX BATTEN & WENDY BATTEN	COURT OF APPEAL REFUND	60.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	100.00
RUBY LUMBER LTD.	LUMBER	348.50
THE WINDOW SHOP	WINDOW REPAIR	76.28
APPRAISAL INSTITUTE OF CANADA	MEMBERSHIP FEES	600.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	405.60
LEXISNEXIS CANADA INC.	PUBLICATION	488.78
NORTRAX CANADA INC.,	REPAIR PARTS	824.21
WHITES POOL & SPAS LTD o/a Clearwater Pools	POOL SUPPLIES	1,186.96
AUTOCHOICE	PROFESSIONAL SERVICES	1,646.34
WAJAX POWER SYSTEMS	REPAIR PARTS	63.64
EM PLASTIC & ELECTRIC PROD LTD	REPAIR PARTS	57.50
POWER BROTHERS INC. POWER'S SALVAGE	REPAIR PARTS	58.49
SUMMIT VETERINARY PHARMACY INC.,	VETERINARY SUPPLIES	479.90
HICKEY'S TIMBER MART	LUMBER	507.14
DR. JACQUELINE VERGE, M.D. CCF	MEDICAL EXAMINATION FEE	20.00
DR. DEBORAH CALLAHAN-DYER	MEDICAL EXAMINATION FEE	20.00
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD.	LEASING OF OFFICE EQUIPMENT	35.93
WHOLESALE CLUB	SUPPLIES FOR RECREATION PROGRAM	164.84
MUELLER CANADA	REPAIR PARTS	1,692.80
BELL ALIANT	TELEPHONE SERVICES	21,920.31
ORNAMENTAL CONCRETE LTD.	CONCRETE/CEMENT	54.40
ST. JOHN AMBULANCE ASSOCIATION	FIRST AID SUPPLIES	90.28
STANLEY FLOWERS LTD.	FLOWERS	13,505.60
JERRY & ROSALIND KOHUT	LEGAL CLAIM	264.50
MSS CONTRACTING LTD.	REFUNDS SECURITY DEPOSIT	242.00
IVAN GREGG JESPERSON	REFUNDS SECURITY DEPOSIT	100.00
MICHAEL WHITTLE	PROFESSIONAL SERVICES	300.00
JP ELECTRIC	REFUNDS SECURITY DEPOSIT	45.38
CHRIS KING	REFUNDS SECURITY DEPOSIT	500.00
HUBERT & SHIRLEY KIELLY	REFUNDS SECURITY DEPOSIT	85.72
CAROLYN DOBBIN	REFUND OVERPAYMENT OF TAXES	4,343.46
CYNTHIA RYAN	RECREATION PROGRAM REFUND	100.00

NAME	DESCRIPTION	AMOUNT
CANCELLED	CANCELLED	0.00
PEARL ENTERTAINMENT PROMOTIONS	TENT RENTALS	402.50
DR. ROBERT WOODLAND	MEDICAL EXAMINATION FEE	40.00
SULLIVAN, JACKIE	PERFORMANCE FEE	200.00
BELL ISLAND HERITAGE SOCIETY	SENIORS OUTING	300.00
NICOLE THISTLE	MCR BIN REPLACEMENT	90.00
TONY TUCKER	PERFORMANCE FEE	1,200.00
WILLIAM HAYES	LEGAL CLAIM	149.50
BARBARA SOLUCH	RECREATION PROGRAM REFUND	26.00
BRAD POWER	PERFORMANCE FEE	200.00
JOHN CLARKE	PERFORMANCE FEE	200.00
NEWFOUNDLAND EXCHEQUER	COMMISSIONER OF OATHS APPLICATION	50.00
PARKER, DENIS	PERFORMANCE FEE	200.00
DR. ELIZABETH BANNISTER	MEDICAL EXAMINATION FEE	20.00
DR. DAN MALONE	MEDICAL EXAMINATION FEE	20.00
CLARKE, PATRICK	REFUND SECURITY DEPOSIT	150.00
ZURICH INSURANCE CO.	LEGAL CLAIM	43,316.32
DR. MAUREEN DUNNE	MEDICAL EXAMINATION FEE	20.00
MCINNES COOPER	PROFESSIONAL SERVICES	4,312.50
DR. A.R. ROLFE	MEDICAL EXAMINATION FEE	40.00
RECREATION NL	WORKSHOP FEE	600.00
MORNEAU SHEPELL	PROFESSIONAL SERVICES	3,342.77
CHAKRABORTY, SANCHITA	PERFORMANCE FEE	450.00
ELLIOT KAVANAGH	PERFORMANCE FEE	200.00
PROVINCIAL INVESTMENTS INC.	COURIER SERVICES	182.22
NLCA	WORKSHOP FEE	287.50
NOVELTY ENGRAVERS PLUS INC.	NAME PLATES	34.50
DEBORAH DUNNE	PERFORMANCE FEE	600.00
KINNEY, JEANETTE	HONORARIUM	100.00
J. GLENN TRASK	PROFESSIONAL SERVICES	450.00
DR. JOANNE BISHOP	MEDICAL EXAMINATION FEE	40.00
DR. HAROLD CREWE	MEDICAL EXAMINATION FEE	20.00
MADONNA WILLIAMS	RECREATION SUPPLIES	1,500.00
WAYNE PURCHASE	PROFESSIONAL SERVICES	400.00
DANIEL MATTHEWS	REFUND SECURITY DEPOSIT	4,564.24
DANIEL MATTHEWS	REFUND SECURITY DEPOSIT	2,935.76
ROBERT HOWELL	REIMBURSEMENT - COMPUTER SUPPLIES	9.99
JOHN DUFFETT	CLOTHING ALLOWANCE	80.00
WOODLAND, ANDREW	TRAVEL REIMBURSEMENT	287.19
GREG MOORE	EVT CERTIFICATION	331.78
GERRY SMITH	TAXI COORDINATOR	300.00
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	57,038.87
KIRKLAND BALSOM & ASSOC.	COURT OF APPEAL REFUND	200.00
PARTS FOR TRUCKS INC.	REPAIR PARTS	501.28
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	624.98

NAME	DESCRIPTION	AMOUNT
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	176.93
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	5,110.80
ACKLANDS-GRAINGER	INDUSTRIAL SUPPLIES	513.58
ACTION CAR AND TRUCK ACCESSORIES	AUTO PARTS	888.88
ANIXTER CANADA INC.	REPAIR PARTS	690.00
ATLANTIC OFFSHORE MEDICAL SERV	MEDICAL SERVICES	6,287.59
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	2,868.91
TOYS "R" US CANADA LTD	SUPPLIES - RECREATION PROGRAMS	1,509.18
AQUAM	SUPPLIES - RECREATION PROGRAMS	4,255.87
AUTOMOTIVE SUPPLIES 1985 LTD.	AUTO SUPPLIES	1,437.07
BABB SECURITY SYSTEMS	SECURITY SERVICES	920.00
KELLOWAY CONSTRUCTION LIMITED	CLEANING SERVICES	33,019.95
RDM INDUSTRIAL LTD.	INDUSTRIAL SUPPLIES	945.14
ROBERT BAIRD EQUIPMENT LTD.	RENTAL OF EQUIPMENT	2,731.79
HERCULES SLR INC.	REPAIR PARTS	50.03
STAPLES THE BUSINESS DEPOT - MP	OFFICE SUPPLIES	491.49
GRAND CONCOURSE AUTHORITY	BANNERMAN PARK MEMORIAL STONES	3,742.92
BELBIN'S GROCERY	CATERING SERVICES	274.30
HAROLD SNOW & SONS	HARDWARE SUPPLIES	726.60
JENKINS POWER SHEET METALS INC	PROFESSIONAL SERVICES	287.50
CABOT PEST CONTROL	PEST CONTROL	542.80
DULUX PAINTS	PAINT SUPPLIES	4,180.76
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	9,585.96
AON REED STENHOUSE INC	INSURANCE RENEWAL	2,415.00
FARRELL'S EXCAVATING LTD.	ROAD GRAVEL	1,356.78
WESTERN HYDRAULIC 2000 LTD	REPAIR PARTS	519.16
BDI CANADA INC	CHEMICALS	153.08
ATLANTIC TRAILER & EQUIPMENT	REPAIR PARTS	6,368.75
CABOT BUSINESS FORMS AND PROMOTIONS	BUSINESS FORMS	1,216.47
BURSEY EXCAVATING & DEVELOPMENT LTD.	REFUND SECURITY DEPOSIT	3,000.00
CAMPBELL'S SHIPS SUPPLIES	REPAIR PARTS	117.76
CANADA POST CORPORATION	POSTAGE SERVICES	93.30
CANADIAN CORPS COMMISSIONAIRES	SECURITY SERVICES	33,628.34
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	489.90
THOMSON REUTERS CANADA	PUBLICATIONS	1,173.56
CANADA CLEAN GLASS	CLEANING OF WINDOWS	920.00
COASTAL ENTRANCE SOLUTIONS	REPAIR PARTS	2,639.25
JOE JOHNSON EQUIPMENT INC.	REPAIR PARTS	17.43
KENT	BUILDING SUPPLIES	2,613.89
CBCL LIMITED	PROFESSIONAL SERVICES	61,978.95
CANADIAN RED CROSS	CPR RECERTIFICATION	900.42
DULUX PAINTS	PAINT SUPPLIES	1,320.15
COLONIAL GARAGE & DIST. LTD.	AUTO PARTS	5,598.51
COUNTER CORNER LTD.	BUILDING SUPPLIES	327.30
SCARLET EAST COAST SECURITY LTD	TRAFFIC CONTROL	28,026.37

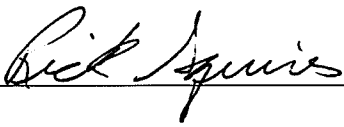
NAME	DESCRIPTION	AMOUNT
CRANE SUPPLY LTD.	PLUMBING SUPPLIES	1,542.56
DB PERKS & ASSOCIATES LTD	SUPPLIES - RECREATION PROGRAMS	1,017.75
JAMES G CRAWFORD LTD.	PLUMBING SUPPLIES	1,173.43
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	701.14
FASTENAL CANADA	REPAIR PARTS	23.92
CUMMINS CANADA ULC	REPAIR PARTS	1,640.77
CURTIS DAWE	PROFESSIONAL SERVICES	72,126.23
ROGERS ENTERPRISES LTD	TRAINING PROGRAM	759.00
CRAWFORD & COMPANY CANADA INC	ADJUSTING FEES	1,815.00
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	1,440.44
EAST COAST HYDRAULICS	REPAIR PARTS	32.10
CADILLAC SERVICES LTD.	REFUND SECURITY DEPOSIT	2,000.00
HITECH COMMUNICATIONS LIMITED	REPAIRS TO EQUIPMENT	31,730.80
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	5,024.24
DOMINION RECYCLING LTD.	PIPE	918.85
THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE	86.25
GOODLIFE FITNESS	FITNESS MEMBERSHIP	252.23
CANADIAN TIRE CORP.-HEBRON WAY	MISCELLANEOUS SUPPLIES	6,211.16
CANADIAN TIRE CORP.-MERCHANT DR.	MISCELLANEOUS SUPPLIES	696.54
CANADIAN TIRE CORP.-KELSEY DR.	MISCELLANEOUS SUPPLIES	1,232.27
EAST COAST MARINE & INDUSTRIAL	MARINE & INDUSTRIAL SUPPLIES	57.50
EAST CHEM INC.	CHEMICALS	52.56
EASTERN MEDICAL SUPPLIES	MEDICAL SUPPLIES	1,724.27
ELECTRIC MOTOR & PUMP DIV.	REPAIR PARTS	1,793.71
ENVIROMED ANALYTICAL INC.	REPAIR PARTS AND LABOUR	330.68
HOME DEPOT OF CANADA INC.	BUILDING SUPPLIES	1,384.75
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	805.08
BASIL FEARN 93 LTD.	REPAIR PARTS	23.00
CONTROL PRO DISTRIBUTOR INC.	REPAIR PARTS	166.55
FRESHWATER AUTO CENTRE LTD.	AUTO PARTS/MAINTENANCE	3,631.74
GAZE SEED 2015 INCORPORATED	GARDENING SUPPLIES	418.49
PRINCESS AUTO	MISCELLANEOUS ITEMS	782.68
GREENWOOD SERVICES INC.	OPEN SPACE MAINTENANCE	8,372.00
STELLAR INDUSTRIAL SALES LTD.	INDUSTRIAL SUPPLIES	100.63
ENTERPRISE RENT-A-CAR	RENTAL OF VEHICLES	2,760.00
WOLSELEY CANADA INC.	REPAIR PARTS	4,034.53
ATLANTIC CRANE & MATERIAL HANDLING	PROFESSIONAL SERVICES	4,711.67
HARVEY & COMPANY LIMITED	REPAIR PARTS	9,037.30
HARVEY'S OIL LTD.	PETROLEUM PRODUCTS	264.11
HVAC SPECIALITIES INC.	CHEMICALS	745.20
HARRIS GOVERN	PROFESSIONAL SERVICES	1,043.64
GUILLEVIN INTERNATIONAL CO.	ELECTRICAL SUPPLIES	892.17
HICKMAN MOTORS LIMITED	REPAIR PARTS	732.60
HISCOCK RENTALS & SALES INC.	HARDWARE SUPPLIES	692.58
FLEET READY LTD.	REPAIR PARTS	574.42

NAME	DESCRIPTION	AMOUNT
HOLLAND NURSERIES LTD.	TREES	202.40
GOING MOBILE WIRELESS (TELUS)	IPHONE ACCESSORIES	155.21
IRC NEWFOUNDLAND LTD.	REPAIR PARTS	1,013.43
ULINE	REPAIR PARTS	185.40
HICKMAN DODGE JEEP CHRYSLER	AUTO PARTS	103.47
ISLAND HOSE & FITTINGS LTD	INDUSTRIAL SUPPLIES	54.97
MERCER'S PAVING INCORPORATED	PROFESSIONAL SERVICES	12,304.23
JOHNSON CONTROLS LTD.	REPAIR PARTS	195.50
BOSCH REXROTH CANADA CORP.	REPAIR PARTS	882.34
WORK AUTHORITY	CLOTHING ALLOWANCE	476.09
KENT BUILDING SUPPLIES-STAVANGER DR	BUILDING MATERIALS	1,698.54
FIRST RESPONSE SUPPLY INC.,	FIRE DEPARTMENT SUPPLIES	213.79
KERR CONTROLS LTD.	INDUSTRIAL SUPPLIES	1,134.43
DON CLARKE'S HYDROSEEDING	PROFESSIONAL SERVICES	345.00
CARMICHAEL ENGINEERING LTD.	PROFESSIONAL SERVICES	2,181.55
YELLOW PAGES	ADVERTISING	28.41
REXEL CANADA ELECTRICAL INC.,	REPAIR PARTS	1,132.21
MIKAN SCIENTIFIC INC.	REPAIR PARTS	38.87
SUMMIT PLUMBING & HEATING LTD.	PROFESSIONAL SERVICES	2,372.06
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	1,866.28
NL KUBOTA LIMITED	REPAIR PARTS	419.98
GCR TIRE CENTRE	TIRES	11,126.32
CA PIPPY PARK COMMISSION	GROUPS MAINTENANCE	9,259.80
RIDEOUT TOOL & MACHINE INC.	TOOLS	451.12
THE ROYAL GARAGE LIMITED	AUTO PARTS	108.16
ROYAL FREIGHTLINER LTD	REPAIR PARTS	3,065.48
S & S SUPPLY LTD. CROSSTOWN RENTALS	REPAIR PARTS	6,954.95
BIG ERICS INC	SANITARY SUPPLIES	827.24
SAUNDERS EQUIPMENT LIMITED	REPAIR PARTS	5,256.31
SANSOM EQUIPMENT LTD.	REPAIR PARTS	1,308.96
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	1,701.84
SPORTSCRAFT 1990 LTD.	SPORTING EQUIPMENT	690.00
STEELE INDUSTRIES LTD.	STEEL	109.25
TERRA NOVA MOTORS LTD.	AUTO PARTS	69.32
TRACTION DIV OF UAP	REPAIR PARTS	1,141.12
TULKS GLASS & KEY SHOP LTD.	PROFESSIONAL SERVICES	497.95
FJ WADDEN & SONS LTD.	SANITARY SUPPLIES	691.04
CANSEL	OFFICE SUPPLIES	1,130.57
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	2,453.54
WINDCO ENTERPRISES LTD.	FLAGS	681.38
CITY OF ST. JOHN'S	NPH TAX BILLS	341,056.68
PADDLE CANADA	TRAINING PROGRAM	172.50
ATLANTIC PROVINCES ECONOMIC COUNCIL	MEMBERSHIP RENEWALS	450.00
MELANIE COURAGE PHOTOGRAPHER	INSTRUCTOR FEE	72.56
DR. GARY RIDEOUT	MEDICAL EXAMINATION FEE	20.00

NAME	DESCRIPTION	AMOUNT
KROWN PROPERTY INVESTMENTS	PROFESSIONAL SERVICES	295.49
DR. ANDREW HUTTON	MEDICAL EXAMINATION FEE	20.00
GERRY SMITH	HONORARIUM	100.00
NL HOUSING & HOMELESSNESS NETWORK INC.	HMIS CLAIM	52,050.13
MARLIESE JANES	TRANSLATOR FEE	150.00
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	88,098.43
LESLEY JANES	INSTRUCTOR FEE	129.72
NL DUNKTANK	ENTERTAINMENT	455.40
DUNN, HAROLD	VEHICLE BUSINESS INSURANCE	168.94
MCDONALD, HEATHER	VEHICLE BUSINESS INSURANCE	186.00
JEAN LANGDON	CLOTHING ALLOWANCE	117.85
WINSOR, MICHELLE	VEHICLE BUSINESS INSURANCE	27.30
PERRY, BONNIE	VEHICLE BUSINESS INSURANCE	29.00
WINSOR, LYNNANN	MILEAGE	97.83
CROWE, DAVID	MILEAGE	52.03
POWER TINA	EMPLOYMENT RELATED EXPENSES	138.00
QUIGLEY, CRAIG	EMPLOYMENT RELATED EXPENSES	1,155.00
DEREK DUGGAN	VEHICLE BUSINESS INSURANCE	317.00
LETTO, LORI	MILEAGE	45.65
PHILIP JANES	VEHICLE BUSINESS INSURANCE	36.00
CRYSTAL BARRON	MILEAGE	144.80
JAMIE HUNT	MILEAGE	73.65
LISA BENNETT	EMPLOYMENT RELATED EXPENSES	20.00
BYRON OSMOND	VEHICLE BUSINESS INSURANCE	381.95
CARLIE WHITE	VEHICLE BUSINESS INSURANCE	292.67
MIKE ADAM	MILEAGE	167.88
TARA CUMBY	CLOTHING ALLOWANCE	109.31
KYLE KEARSEY	VEHICLE BUSINESS INSURANCE	190.80
FORT GARRY FIRE TRUCKS LTD.	PROFESSIONAL SERVICES	456,116.67
HAWKTREE SOLUTIONS	REPAIR PARTS	219.59
AECOM CANADA LTD	PROFESSIONAL SERVICES	2,020.55
CISCO SYSTEMS CAPITAL CANADA CO.	SOFTWARE MAINTENANCE RENEWAL	9,004.05
VALLEN	CLOTHING ALLOWANCE	33,075.73
DF BARNES FABRICATION LTD.	PROFESSIONAL SERVICES	582.19
TELUS	IPHONE	747.50
FLEETMIND SOLUTIONS LTD.	SOFTWARE MAINTENANCE RENEWAL	3,263.70
PICTOMETRY CANADA CORP	PROFESSIONAL SERVICES	747.50
ESCRIBE SOFTWARE	TRAINING PROGRAM	5,175.00
IDOCTORNL	PROFESSIONAL SERVICES	110.00
PERRY MATTHEWS TOWING INC.	PROFESSIONAL SERVICES	4,082.50
CONCEPT CONTROLS	REPAIR PARTS	1,725.00
DR. REBECCA MAWHINNEY	MEDICAL EXAMINATION FEE	20.00
COMPLETE AUTO GLASS & UPHOLSTERY	PROFESSIONAL SERVICES	608.35
PLATINUM CONSTRUCTION CO LTD	PROGRESS PAYMENT	212,512.66
BURSEY EXCAVATING & DEVELOPMENT LTD.	PROGRESS PAYMENT	131,529.62

NAME	DESCRIPTION	AMOUNT
REDWOOD CONSTRUCTION LIMITED	PROGRESS PAYMENT	555,377.64
INFINITY CONSTRUCTION	PROGRESS PAYMENT	239,982.45
MODERN PAVING LTD.	PROGRESS PAYMENT	415,825.02
CIBC MELLON GLOBAL SECURITIES	PAYROLL DEDUCTIONS	5,983.27
MCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	4,470.37
JONES, JENNIFER	CLOTHING ALLOWANCE	80.00
BRENNTAG CANADA INC	CHLORINE	18,203.89
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	65,088.79
TRISTAR MECHANICAL LIMITED	PROGRESS PAYMENT	557,891.23
TOTAL: \$		<u><u>3,885,448.23</u></u>

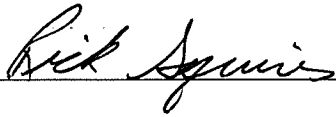
BID APPROVAL NOTE

Bid #	2019175		
Bid Name	Materials Quality Control		
Department	PERS	Division	Engineering
Budget Code	2019-937		
Source of Funding	<input type="radio"/> Operating <input type="radio"/> Capital <input checked="" type="radio"/> Multiyear Capital		
Purpose	This open call is required for the Streets Rehabilitation Program.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Amec Foster Wheeler Environment	\$84,456.00	
	Exp Services Inc.	\$85,301.25	
	Englobe Corp.	\$86,158.00	
	Stantec Consulting Ltd.	\$110,446.00	
Expected Value	<input type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	One year with the possibility of two one year extensions		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest bidder that meets specifications, Amec Foster Wheeler Environment and Infrastructure, for \$84,456.00 (HST incl.) per year, as per the Public Procurement Act.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	July 30/19
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

BID APPROVAL NOTE

Bid #	2019043		
Bid Name	Inspection, Maintenance and Servicing of HVAC Equipment		
Department	Public Works	Division	City Buildings
Budget Code	52524		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Maintenance and Service of HVAC equipment in City Buildings. This work is required to ensure proper operation.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name	Bid Amount	
Expected Value	<input type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Three years with two potential one year extensions		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommend to award this open call to the lowest bidder that meets specifications, C&E Group Ltd., as per the Public Procurement Act, for \$43, 406.35 including HST, per year.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	July 30, 2019
Deputy City Manager*		Date	

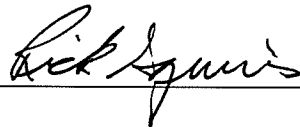
*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

2019043

Inspection, Maintenance and Servicing of HVAC Equipment	
Closing Date: Thursday, April 11, 2019	
<u>Vendor</u>	<u>Bid Amount</u>
C&E GROUP LTD	\$43,406.35
Keep Cool Refrigeration	\$44,428.93
R&R HVAC and Controls LTD	\$49,128.00
Trane Canada ULC	\$55,201.52
Carmichael Engineering Ltd.	\$66,213.55
Ainsworth Inc.	\$71,373.03
Centinel Services Ltd.	\$75,323.85
Johnson Controls	\$87,618.50
Newfoundland HVAC Ltd.	\$115,991.88
Control Pro Distributors Inc	\$116,094.80
Cole Air Contracting Ltd.	\$122,085.73
Vertical Specialties Inc.	\$204,843.75

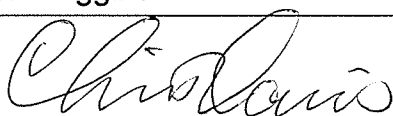
BID APPROVAL NOTE

Bid #	2019130		
Bid Name	Vehicle Towing Services		
Department	PERS / Public Works	Division	Regulatory Services / Roads
Budget Code	2141-52498 / 3231-52498		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To provide vehicle towing services for the City of St. John's		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Perry Matthews Towing Inc.	\$106,000.00	
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Two (2) years with a possibility of a one (1) year extension		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest (and only) bidder that meets specifications, Perry Matthews Towing Inc., for \$106,000.00 per year (excluding HST), as per the Public Procurement Act.		
Supply Chain Buyer	Stephen Frew		
Supply Chain Manager		Date	July 31/19
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

BID APPROVAL NOTE

Bid #	2019160		
Bid Name	Bulk Garbage and Recyclable Metals Collection		
Department	Public Works	Division	Waste & Recycling
Budget Code	4321-52100		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To provide bulk garbage and recyclable metal collection service for residents of St. John's.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	T2 Ventures Inc.	\$69,000.00	
Expected Value	<input type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Two (2) years with a potential one (1) extension		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommend to award this open call to the lowest bidder that meets specification(s), T2 Ventures Inc., for \$69,000.00 per year (incl. HST), as per the Public Procurement Act.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	2019/05/05
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

NOTICE OF MOTION

TAKE NOTICE that I will at the next Regular Meeting of Council, move a motion to have City Council consider the following:

Until such time as a new Heritage By-Law has been adopted by Council, applications for additions to a designated Heritage Building (excluding those in Residential Zones) be brought to Council, prior to development approval to allow Council to consider whether a public meeting is warranted.

DATED at St. John's, NL, this 5 day of August, 2019.

Deputy Mayor Sheilagh O'Leary

DECISION/DIRECTION NOTE

Title: 336 Water Street (corner of Adelaide Street),
Mary Brown's restaurant, Mural

Date Prepared: June 25, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for a mural located at 336 Water Street.

Discussion – Background and Current Status:

The City has received a request from Rooftop Agency on behalf of Mary Brown's to paint a mural on the new Mary Brown's building located at 336 Water Street (the former Second Cup coffee shop). The company has selected a local artist to complete the work and submitted a draft design concept (attached).

The mural is proposed to be located on the side of the building, facing Adelaide Street. The mural will contain a small Mary Brown's logo within the design, but it is so small that staff are comfortable to classify this as a mural, not as advertisement. This year marks Mary Brown's 50th anniversary and the company wants to highlight this location as their flag ship store where Mary Brown's started.

The subject property is located in Heritage Area 1, the Commercial Downtown District of the Municipal Plan and is zoned Commercial Central Retail (CCR). The property is not designated by Council as a Heritage Building.

Under the St. John's Heritage Area Sign By-law, murals fall under Section 15 Discretionary Signs which include signs and design elements. As per Section 15, murals may be permitted upon the recommendation of the Panel and at the discretion of Council. As per Section 19, registered trademarks of a specific product may occupy no more than 50 per cent of the area of a sign face. In this case, the Mary Brown's logo is much less than 50 per cent of the total area – perhaps less than 5 per cent.

There are other similar examples, both past and present as displayed below, where private businesses have installed murals on their buildings. As murals are at the discretion of Council, they are dealt with on a case-by-case basis. This proposed mural will be located on the side of the building and will be an ocean scene featuring fisherman, native wildlife, historical elements

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and mythical creatures. The proposed mural will not be located on the front of the building facing Water Street.

Concerns have been raised with respect to covering brick with paint. It is felt that natural stone should not be covered in order to maintain the historic feel of downtown. However, requests for murals on brick are limited and can be permitted or refused at the discretion of Council. Should there come a point where it is felt that too much brick is being covered over, Council could refuse mural applications. Further, there are currently no regulations limiting the use of paint on brick or the colour of paint. Therefore, it is recommended to approve the mural at 336 Water Street, as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owners, area businesses and Downtown St. John's Inc.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
Heritage Area Sign By-law
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended to approve the mural at 336 Water Street, as proposed.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/smc

Attachments:

Location of Subject Property

Examples of Other Murals on Private Property

Applicant's Submission

Location of Subject Property
383 Duckworth Street



Examples of Other Murals on Private Property

Wild Things
124 Water Street



Newfoundland Chocolate Company
166 Duckworth Street



The Brass Rack
formerly 148 Duckworth Street





ST. JOHN'S MURAL PROJECT ARTIST SELECTION



ROOFTOP

Kyle Bustin: ARTWORK



Kyle Bustin: CREATIVE OVERVIEW

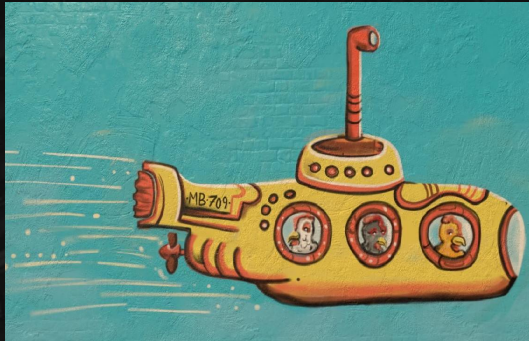
The whole mural would be an ocean scene featuring local wildlife native to NFLD, historical moments (i.e. Vikings remains, Pirate Treasure), some adventurous chickens, and a few mythical/fantastical creatures (scuba diving moose etc.).

The third story of the building would be the surface of the water (boat image). Then the second story would be creatures swimming in the water (whale & Sub). With the first floor/ground level being the ocean floor.

All images and creatures would be shifted to accomodate for the window.

The final mural would be more filled out towards the bottom (think “Where is Waldo”). The detailed painting would give pedestrians something to stop and ponder when walking by.

Kyle Bustin: CREATIVE



Kyle Bustin: CREATIVE



DECISION/DIRECTION NOTE

Title: 336 Water Street (corner of Adelaide Street),
Mary Brown's restaurant, Mural
REN 1900205

Date Prepared: July 23, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for a mural on the front of the building located at 336 Water Street.

Discussion – Background and Current Status:

The City has received a request from Rooftop Agency on behalf of Mary Brown's to paint a mural on the new Mary Brown's building located at 336 Water Street (the former Second Cup coffee shop).

This application was previously presented to the BHEP by e-vote on July 2, 2019, however at that time the submitted drawings only showed a mural at the side of the building facing Adelaide Street. The City proceeded with referring the design to the BHEP in an effort to assist in meeting the applicant's timelines. The applicant has now formally applied for a mural and the complete application displays a mural on both the front of the building facing Water Street, and the side of the building facing Adelaide Street (see attached).

The mural at the south-facing side of the building facing Adelaide Street has been recommended for approval by the BHEP and has been approved by Council through an e-vote on July 23, 2019. This Decision Note is in respect to extending the mural to the front of the building facing Water Street.

The subject property is located in Heritage Area 1, the Commercial Downtown District of the Municipal Plan and is zoned Commercial Central Retail (CCR). The property is not designated by Council as a Heritage Building.

Under the St. John's Heritage Area Sign By-law, murals fall under Section 15, Discretionary Signs, which include signs and design elements. As per Section 15, murals may be permitted upon the recommendation of the Panel and at the discretion of Council. The mural at the side of the building was recommended for approval on the basis that the Water Street façade would not be impacted. Concerns have been raised with respect to covering brick with paint and it is felt that natural stone should not be covered in order to maintain the historic feel of downtown. While the Water Street façade of the building is currently painted beige, the neutral palette.

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blends with the historic character of natural brick facades. Therefore, to preserve the historic mercantile facades along Water Street, it is recommended to refuse the application for a mural along the top brick portion of 336 Water Street. This decision will not impact the mural at the Adelaide Street façade approved by Council on July 23, 2019 by e-vote.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owners, area businesses and Downtown St. John's Inc.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
Heritage Area Sign By-law
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

It is recommended to refuse the mural along the Water Street façade at 336 Water Street, as proposed.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Location of Subject Property
Applicant's Submission

G:\Planning and Development\Planning\2019\BHEP\BHEP - 336 Water Street - E-Vote - Updated - July 23 2019.docx

**Location of Subject Property
336 Duckworth Street**





FOR LEASE
SULLYVILLE
BRANDS
COMMERCIAL
PRO CO
722-8993
Paul McDonald
590-0000



SECOND CUP

©2016 Google

©2016 Google



DECISION/DIRECTION NOTE

Title: Mobile Sign Approval

Date Prepared: July 30, 2019

Report To: His Worship the Mayor and
Members of Council

Ward: 5

Approved by Council via
E-Poll dated July 26,
2019

Decision/Direction Required:

For consideration of Council to approve a Mobile Sign to be placed on City property near the entrance to Bowring Park.

Discussion – Background and Current Status:

The Refugee and Immigration Advisory Council is requesting a Mobile Sign be placed on city property near the east entrance to Bowring Park from July 23 – August 5, 2019. The purpose of this sign is to promote a Cultural Festival scheduled to take place in Bowring Park on August 3, 2019.

A review of the submitted plan was conducted, and all other requirements of the Mobile Sign By-Law have been satisfied.

Section 15 of the St. John's Mobile Sign By-Law grants Council the authority to allow signs to be placed on City property.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable
4. Legal or Policy Implications: Not Applicable
5. Engagement and Communications Considerations: Not Applicable
6. Human Resource Implications: Not Applicable
7. Procurement Implications: Not Applicable

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8. Information Technology Implications: Not Applicable

9. Other Implications: Not Applicable

Recommendation:

It is recommended that Council approve the request and grant permission for the placement of the mobile sign as submitted.

Prepared by/Signature:

Randy Carew, CET, Manager Regulatory Services

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, P. Eng., MBA, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: _____

RJC/dlm

Attachments: Not Applicable

BID APPROVAL NOTE

Bid #	2019167		
Bid Name	2019 WATERMAIN AND SEWER IMPROVEMENTS		
Department	Public Works	Division	Infrastructure
Budget Code	PWP-2019-948		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	The project consists of watermain improvements to improve water quality, repairs to deteriorated sections of sanitary sewers and upgrades to sanitary sewer pump stations which have reached the end of their service life.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name	Bid Amount	
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	To be completed within 4 months from award.		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call 2019167 2019 Watermain and Sewer Improvements to Precision Excavation Ltd. (\$1,220,063.75 HST included), the lowest bidder meeting specifications as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager	<i>Rich Squires</i>	Date	19/07/25
Deputy City Manager*		Date	

*Only required for a bid exception (contract award without open call or professional services).

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2019167
2019 WATERMAIN AND SEWER IMPROVEMENTS

Closing Date: Tuesday, July 16, 2019

Submission Summary

<u>Vendor</u>	<u>City/Province</u>	<u>Unofficial Value or Notes</u>
Precision Excavation Ltd.	CBS, NL.	\$1,220,063.75
Black Diamond Construction Limited	Mount Pearl, NL	\$1,345,735.75
Pyramid Construction Limited	St. John's, NL	\$1,369,001.40
Modern Paving Limited	Mount Pearl, NL	\$1,489,020.00
Dexter construction company Limited	St. John's, Newfoundland & Labrador	\$1,573,271.88

DECISION/DIRECTION NOTE

Title: Federation of Canadian Municipalities (FCM) – Council Representative/Travel

Date Prepared: July 23, 2019

Report To: Regular Meeting of Council

Ward: Not Applicable

Decision/Direction Required:

Seeking approval of Councillor Maggie Burton's appointment to a standing committee of the Board of Directors with the Federation of Canadian Municipalities (FCM) and the associated travel.

Discussion – Background and Current Status:

A private vote was conducted at the Committee of the Whole (COTW) Meeting held June 12, 2019 to determine which member of Council to put forward as a potential member of the FCM's Board of Directors standing committee(s). The following members were interested in representing the City:

- Deputy Mayor Sheilagh O'Leary
- Councillor Sandy Hickman
- Councillor Maggie Burton

Based on the outcome of the vote, Councillor Maggie Burton's name was put forward

The City was recently advised that Councillor Burton will serve on a standing committee with the Board of Directors for the FCM. As representative for the City, she will be required to attend the following meetings:

Waterloo/Kitchener, ON
Ottawa, ON
Saint-Hyacinthe, QC

September 10 to 13, 2019
November 26 to 29, 2019
March 3 to 6, 2019

Key Considerations/Implications:

1. Budget/Financial Implications:
 - Money budgeted under travel for Council

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2. Partners or Other Stakeholders:
 - Federation of Canadian Municipalities (FCM)
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation:

It is recommended that Council approve Councillor Maggie Burton's appointment to a standing committee of the Board of Directors with the Federation of Canadian Municipalities (FCM) and the associated travel.

Prepared and Approved by: Elaine Henley, City Clerk

Attachments: None

DECISION/DIRECTION NOTE

Title: Travel – 2019 Canadian Capital Cities Annual Conference
Councillor Sandy Hickman

Date Prepared: August 1, 2019

Report To: Regular Meeting of Council

Councillor and Role: Dave Lane, Finance and Administration

Ward: N/A

Decision/Direction Required:

Seeking approval for Councillor Sandy Hickman to attend the 2019 Canadian Capital Cities Annual Conference in Regina, Saskatchewan from September 15 to 17, 2019.

Discussion – Background and Current Status:

Councillor Sandy Hickman is the City's representative on the Canadian Capital Cities Organization (CCCO). Its annual conference is being held in Regina, Saskatchewan from September 15 to 17, 2019 and approval is sought to Councillor Hickman to attend these meetings.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - This travel is budgeted for under Council travel.
2. Partners or Other Stakeholders:
 - Mayor and Council
 - Canadian Capital Cities Organization (CCCO)
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A

- 7. Human Resource Implications: N/A
- 8. Procurement Implications: N/A
- 9. Information Technology Implications: N/A
- 10. Other Implications: N/A

Recommendation: It is recommended that Council approve the travel costs for Councillor Sandy Hickman to attend the 2019 Canadian Capital Cities Annual Conference in Regina, Saskatchewan from September 15 to 17, 2019.

Prepared by: Elaine Henley, City Clerk
Reviewed/Approved by: Kevin Breen, City Manager

Attachments: N/A

DECISION/DIRECTION NOTE

Title: Travel – Stewardship Association of Municipalities (SAM)
Councillor Ian Froude

Date Prepared: August 1, 2019

Report To: Regular Meeting of Council

Councillor and Role: Dave Lane, Finance and Administration

Ward: N/A

Decision/Direction Required:

Seeking approval for Councillor Ian Froude to represent the City at the SAM Fall Meeting being held in Gander from September 20 to 21, 2019.

Discussion – Background and Current Status:

The Stewardship Association of Municipalities (SAM) is an incorporated, non-governmental organization formed by municipalities in Newfoundland and Labrador. They work in partnership with provincial government to retain and enhance important wildlife habitat within municipal boundaries.

SAM is hosting its Fall Meeting in Gander from September 20 to 21, 2019 and Councillor Froude would like to attend on behalf of the City.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - This travel is budgeted for under Council travel.
2. Partners or Other Stakeholders:
 - Mayor and Council
 - SAM
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A

6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation: It is recommended that Council approve all costs for Councillor Ian Froude to attend SAM Fall Meeting being held in Gander from September 20 to 21, 2019.

Prepared by: Elaine Henley, City Clerk
Reviewed/Approved by: Kevin Breen, City Manager

Attachments: N/A

DECISION/DIRECTION NOTE

Title: Designated Heritage Building Exterior Renovations
51 Monkstown Road

Date Prepared: July 31, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for exterior renovations at 51 Monkstown Road.

Discussion – Background and Current Status:

The homeowner at 51 Monkstown Road has applied to replace the cladding at the side of their dwelling (facing 53 Monkstown Road). The subject property is located in the Residential Downtown (RD) Zone, Heritage Area 2 and is designated by Council as a Heritage Building.

Any exterior alterations to a designated Heritage Building require Council's approval. At the May 13, 2019 Council meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to a Council meeting for Council's approval.

Given the proximity to the neighbouring property, the Building Code, and Fire and Life Safety Codes which require non-combustible cladding, clapboard is not permitted. This leaves the applicant with two options: they may install a cement-board cladding which is required to be painted and maintained; or they may install vinyl siding with fire-rated drywall (exterior grade) under the vinyl siding. Due to the small width between the 51 Monkstown Road and the adjacent property, the applicant has requested to install vinyl siding to reduce the need for ongoing maintenance. In addition, there is currently vinyl siding at the rear of the house and vinyl siding is permitted in Heritage Area 2.

The area in question is not overly visible from the street and therefore there are no concerns with installing vinyl siding at the side of 51 Monkstown Road (facing 53 Monkstown Road). It is recommended to approve the application as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

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3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended to approve the exterior renovations at 51 Monkstown Road, as proposed.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/dlm

Attachments:

Location Map

Location of Subject Property
51 Monkstown Road



**Side of dwelling to be replaced
with vinyl siding**